HOUSING AND POPULATION

MONITORING REPORT

1986

REPORT No. 9

SEPTEMBER 1987

TABLE OF CONTENTS

Chapter	Title	Page Number
	Table of Contents	i
	List of Figures	ii
	List of Tables	iii
	Introduction	1
1.	Summary	2
1.1	Housing	2
1.2	Population	4
2.	Housing	6
2.1	Housing Stock	6
2.2	Housing Production	13
2.3	Future Housing Developments	14
2.4	Housing Tenure and Availability	15
3.	Population	17
3.1	Population Growth at the Regional Level	17
3.2	York in the Greater Toronto Area	20
3.3	Population Growth Within York Region	23
3.4	Population and Housing	29
	Appendix A - Housing	33
	Appendix B - Population	49

Clause No. 12 embodied in Report No. 16 of the Planning Committee, which was adopted, without amendment, by the Council of The Regional Municipality of York on September 24, 1987.

12 HOUSING AND POPULATION MONITORING REPORT 1986

THE PLANNING COMMITTEE RECOMMENDS THE ADOPTION OF THE FOLLOWING REPORT, SEPTEMBER 9, 1987, FROM THE COMMISSIONER OF PLANNING:

The attached Housing and Population Monitoring Report is prepared on an annual basis and includes a comprehensive statistical summary of residential development and population growth experienced by the Region of York. 1986 was another record year for the Region in terms of total new home completions and population growth. For example, 10,522 units were added to the Region's housing stock in 1986, and the population increased 8.2% from 324,064 in 1985 to 350,602 in 1986. This rate of population growth was the highest annual rate of growth experienced by the Region since 1971. Low interest rates, pent up demand for housing, the availability of housing throughout the Region and increased growth in the greater Toronto area are some of the factors that have contributed to this rapid rate of growth.

Similar indications point to 1987 as also being a record year. These will be reported on in the building permit series and the next Housing and Population Monitoring Report.

Recommendations

It is recommended that:

(1) the Housing and Population Monitoring Report 1986 be received as information; and

(2) the Housing and Population Monitoring Report 1986 be forwarded to each of the Region's area municipalities and be made available for general distribution.

(A copy of the Report referred to in the foregoing has been forwarded to each Member of Council and a copy thereof is also on file in the office of the Regional Clerk.)

LIST OF FIGURES

Figure Number	Title	Page Number
2.1	Housing Stock Change 1985-1986 Absolute Change	8
2.2	Housing Stock Change 1985-1986 Percent Change	9
2.3	Housing Stock in York Region by Structure Type	11
3.1	Regional Population Growth Rate	17
3.2	Components Of Population Growth.	18
3.3	York In The Toronto Area 1961-1986	21
3.4	Population In Area Municipalities Of York Region 1971-1986.	25
3.5	Population Change 1981-1986 Absolute Change.	27
3.6	Population Change 1981-1986 Percent Increase.	28
3.7	Persons Per Household York Region/ Toronto CMA.	30
3.8	Average Number Of Persons Per Private Occupied Household 1981.	32

LIST OF TABLES

TABLE	TITLE	PAGE
2.1	Housing Stock, York Region 1985-1986	6
2.2	1981 Housing Tenure York Region	15
3.1	Population Growth by Area Municipality, York Region	24
	APPENDIX 'A' HOUSING	
A-1	Assessed Dwelling Units Within Area Municipalities	34
A-2	Housing Stock by Structure Type York Region 1982-1986	38
A-3	Housing Stock by Structure Type and Area Municipality - Dec.31,1986	39
A-4	Social Housing Inventory, York Region September 1986	40
A-5	Social Housing/Market Relationship	41
A-6	Building Permits for New Housing in York and the Greater Toronto Area 1981-1986	42
A-7	Housing Production York Region	43
A-8	Housing Units Registered but Unbuilt by Structure Type, Dec. 31, 1986	44
A-9	Inventory of Dwelling Units by Type in Draft Approved Plans of Subdivision as of Dec. 31, 1986	45
A-10	Housing Units in Process, Dec.31, 1986	46
A-11	1981 Housing Tenure by Structure Type and Area Municipality	47
A-12	Apartment Vacancy Rates 1986	48

TABLE	TITLE	PAGE
	APPENDIX B - POPULATION	
B-1	Components of Population Increase in York Region 1961-1986	50
B-2	Crude Birth and Death Rates, York Region	51
B-3	Fertility in York Region	52
B-4	Estimates of Net Migration to York Region	53
B-5	Estimates of Net Migration to York Region by Age	54
B-6	York Region Population by Age Group	55
B-7	Population Growth in the Toronto Area Housing Market	56
B-8	Components of Population Growth in the Greater Toronto Area 1961-1986	57
B-9	Household Formation 1966-1986 Greater Toronto Area	58
B-10	1971-1986 Population by Age, Toronto Census Metropolitan Area	59
B-11	Housing Preferences Toronto Census Metropolitan Area	60
B-12	Population Growth in Area Municipalities in York Region 1971-1986	61
B-13	Components of Population Change by Area Municipality 1971-1986	62
B-14	1981-1986 Population by Areas within Municipalities	63
B-15	Household Formation, 1966-1986 York Region	65
B-16	Population Per Household, York Region	66
B-17	Persons Per Private Occupied Household by Structure Type 1981	67

INTRODUCTION

The Housing and Population Monitoring Report is an annual report prepared by the Long Range Planning Branch of the Regional Planning Department. The report is part of an ongoing monitoring program instituted in 1978 to identify existing and short term trends in residential development and population growth in the Region. This is the ninth report produced to-date and it contains data updated to December 31, 1986. It will be of interest to decision makers, in the private and public sectors as well as groups and individuals interested in the Region's development.

CHAPTER 1 - SUMMARY

1.1 HOUSING

(a) Housing Stock

York Region's housing stock increased 9.8% in 1986 to 117,355 units. Sixty two percent (62%) of the Region's housing was in Markham, Vaughan and Richmond Hill.

(b) Housing within area municipalities

Eighty seven percent (87%) of the housing stock increase in the Region was in the area serviced by the York-Durham Scheme which had almost 88,000 units at the end of 1986. Major growth areas in 1986 were Thornhill/Vaughan, Woodbridge, Risebrough and Markham/Unionville. Rural centres had 16,000 units and the rural area accounted for 13,500 units at the end of 1986.

(c) Housing by Structure Type

At the end of 1986, single detached dwellings accounted for 80.3% of the Region's stock, semi-detached for 6.1%, row for 4.3%, apartments for 9.2% and moveable for 0.1%. In recent years single detached units have increased more rapidly than other categories.

(d) Social Housing

As of September 1986, 4,061 units or 3.5% of the Region's housing stock were classified as social housing. Of these 4,061 units, 54.1% were for families, 43.5% were for seniors and 2.4% were for special needs. Only 8.6% of the family units were rent geared to income while 56.3% of the seniors were rent geared to income. The following programs accounted for almost 90% of social units; limited dividend, Ontario Housing Corporation, co-operatives and private non-profit. A rudimentory analysis indicated the need for an increase in the number of senior and family units in certain areas.

(e) Housing Production

Building permits for new residential construction increased by 26.4% or 2,533 units in 1986 over the 1985 level. York Region accounted for 28.5% of such permits in the greater Toronto area. In 1986 housing starts increased 42% to 12,151 units. Housing completions increased by 39% in the same time period.

(f) Committed Future Housing Developments

As of December 31, 1986, there were 13,612 housing units which were unbuilt in registered plans of subdivision. These unbuilt units could yield a population of almost 44,000.

At the end of 1986 there were 19,337 potential housing units in plans of subdivision draft approved by Regional Council. These potential housing units have a potential population yield of 62,000.

Together these two forms of commitment, registered but unbuilt and draft approved, have the potential to yield almost 33,000 housing units with a population of 106,000.

(g) Proposed Future Housing Developments

As of December 31, 1986, plans of subdivision at the Regional Planning Department which were at the proposed stage of the planning process had the potential of 21,157 housing units yielding a poulation of 68,000.

(h) Housing Tenure

In 1981, almost 81% of the occupied housing stock in the Region was owned by the residents and 19% was rented. Apartments accounted for 51% of the rental stock while single detached units accounted for almost 35%.

(i) Apartment Vacancy

During 1986, the vacancy rate for privately initiated, rental apartment units was 0.2% or one vacant unit in every 500 apartments, an extremely tight rate of vacancy.

1.2 POPULATION

(a) Total Population

York's population increased 8.2% from 324,064 in 1985 to 350,602 in 1986. This rate of growth in both 1985 and 1986 was the highest which the Region has experienced since 1971.

(b) Components of Population Growth

The two components of population growth are natural increase, births minus deaths and net migration, people moving in less people moving out. In 1986 net migration, primarily from Metro Toronto, accounted for 82% of population growth while natural increase accounted for 18%. Natural increase has grown steadily in recent years because of the increase in the number of births which in turn, was the result of an increase in the number of women in York in the child bearing age group.

(c) Migration to York

Although people moving to York from Metro Toronto accounted for almost 90% of the net migration to York, in recent years York has had a small but growing number of migrants from the rest of Canada and from outside of Canada. New residents to York tended to be in the 25 to 44 and 0-15 age groups.

(d) Age Structure of Population

Since 1961 there have been significant changes in the age structure of York's population, with a large decline in the proportion of the population in the under 25 age group and increases in the 25-44 age groups.

(e) Population growth in the greater Toronto area

The growth of population of the greater Toronto area which includes Metro Toronto, Peel, Durham, Halton and York, was examined because it greatly affects population growth in York. The rate of population growth in the greater Toronto area has declined over the last two decades from 3.7% per year to 1.8% since 1981. The 1986 population of this area was 3.73 million. The decline in the growth of population was due to a decline in net migration to the greater Toronto area.

(f) York in the greater Toronto area

Within the greater Toronto area most of the population growth has occurred outside of Metro Toronto in recent years. York accounted for 31% of the population growth of the greater Toronto area from 1981 to 1986. York has increased its share of the greater Toronto area population from 5.4% in 1961 to 9.4% in 1986.

(g) Household growth in the greater Toronto area

The number of households in the greater Toronto area has grown at approximately twice the rate of population growth although, like the latter, the growth rate has declined. In the period 1976-1981 household growth was 2.8% per year. This high growth rate has been due largely to the rapid growth in non-family households, particularly single person households. In each age group an increasing proportion of the population is the head of a household. In terms of type of dwelling units, apartments have increased in significance in all age groups.

(h) Population Growth Within York

Between 1971 and 1986 the fastest growing areas were Vaughan, Markham and Newmarket. In 1986 Vaughan had the highest growth rate at 14.6% followed by Markham at 8.8% and Georgina at 7.6%. In 1986 most of the population growth of the Region was in the area serviced by the York/Durham scheme, particularly in the areas of Thornhill/Vaughan, Markham/Unionville, Woodbridge, Risebrough, Richmond Hill south urban area and Thornhill/Markham.

(i) Population and Housing in York

The average number of persons per private occupied household has continued to decline in York from 3.65 in 1971 to 3.22 in 1981. This decline is due largely to a decrease in family size and an increase in single person households. By area municipality in 1981 Vaughan had the highest persons per private occupied household at 3.48 while Georgina had the lowest at 2.91. By type of household, the average number of persons per household ranged from a high of 3.53 for semi-detached to 1.98 for apartments in 1981. Recent preliminary evidence indicates that, in the period 1981 to 1986, the average number of persons per household may have stabilized in the greater Toronto area and increased slightly in York Region.

CHAPTER 2 - HOUSING

2.1 Housing Stock

2.1.1 Housing Stock Increase 1986 - by area municipality

In 1986 the housing stock increased by 10,522 units from 106,833 to 117,355. This 9.8% increase in stock was the largest which the Region has ever experienced.

The growth and distribution of housing stock in 1986 by area municipality is shown in Table 2-1 below. The housing stock includes 2,670 units which were classified as seasonal in 1986.

TABLE 2.1

Housing Stock 1985-1986

Municipality	1985 #	1986 #	Net Growth 1985 - 1986 #	% Increase	% of Region
Markham	32,839	35,986	3,147	9.6	29.9
Vaughan	17,001	20,695	3,694	21.7	35.1
Richmond Hill	15,084	16,077	993	6.6	9.4
Aurora	6,543	7,271	728	11.1	6.9
Newmarket	10,560	11,226	666	6.3	6.3
Whitchurch/ Stouffville	5,012	5,524	512	10.2	4.9
King	5,164	5,314	150	2.9	1.4
East Gwillimbury	4,366	4,722	356	8.2	3.4
Georgina	10,264	10,540	276	2.7	2.6
York Region	106,833	117,355	10,522	9.8	100.0

Source: Ontario Ministry of Revenue, York Region Assessment Office.

Sixty five percent (65%) of the increase in the housing stock in the Region was in the Towns of Markham and Vaughan. In terms of additions to stock by area municipalities, Vaughan was the fastest adding almost 22% to its stock in 1986 followed by Aurora, which added 11% and Whitchurch-Stouffville which added 10%.

In 1986, Markham, Vaughan and Richmond Hill together had 62% of the Region's housing stock, compared to almost 61% in 1985.

2.1.2 Housing Stock Changes - Areas Within Municipalities - 1986

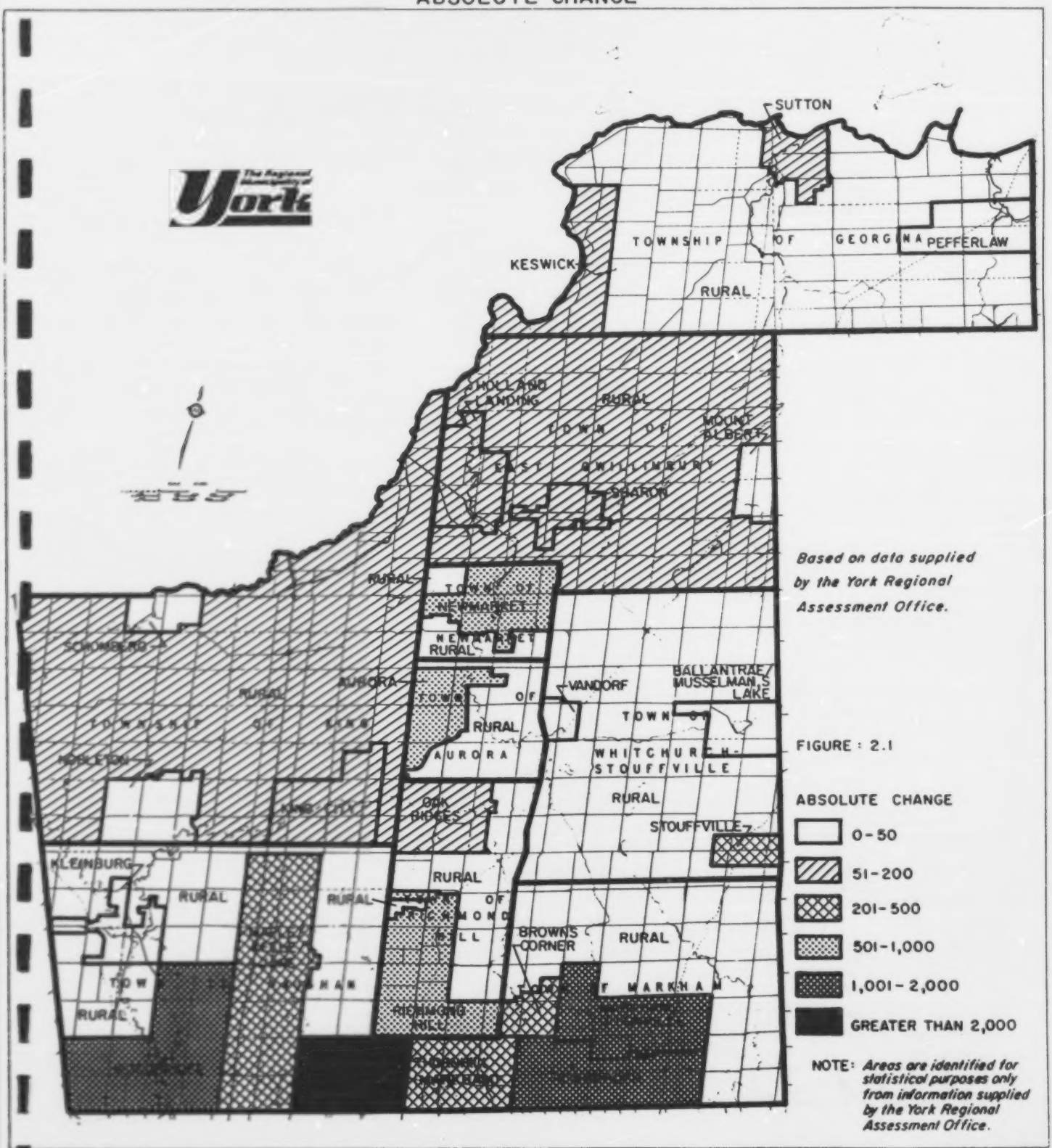
Table A-1 in the Appendix specifies the housing stock by areas within municipalities while Figures 2.1 and 2.2 illustrate the increase in the housing stock during 1986. Figure 2.1 indicates the absolute increase in the housing stock while Figure 2.2 indicates the percentage increase in the stock within that area.

The number of housing units in areas on the York/Durham Sewage Scheme increase by 11.6% in 1986 and accounted for 87% of the increase in the stock in the Region in 1986. As of the end of 1986, there were almost 88,000 housing units in areas on the scheme. The most rapidly growing areas on the York/Durham Scheme in order of absolute increase in 1986 were Thornhill/Vaughan (2,147), Woodbridge (1,291), Risebrough (1,219) and Markham/Unionville (1,157). In terms of percentage increase the most rapidly growing areas on the scheme were Brown's Corners, which increase its housing stock by 88% in 1986, Risebrough (28%), Thornhill/Vaughan (26.6%) and Woodbridge (20.5%).

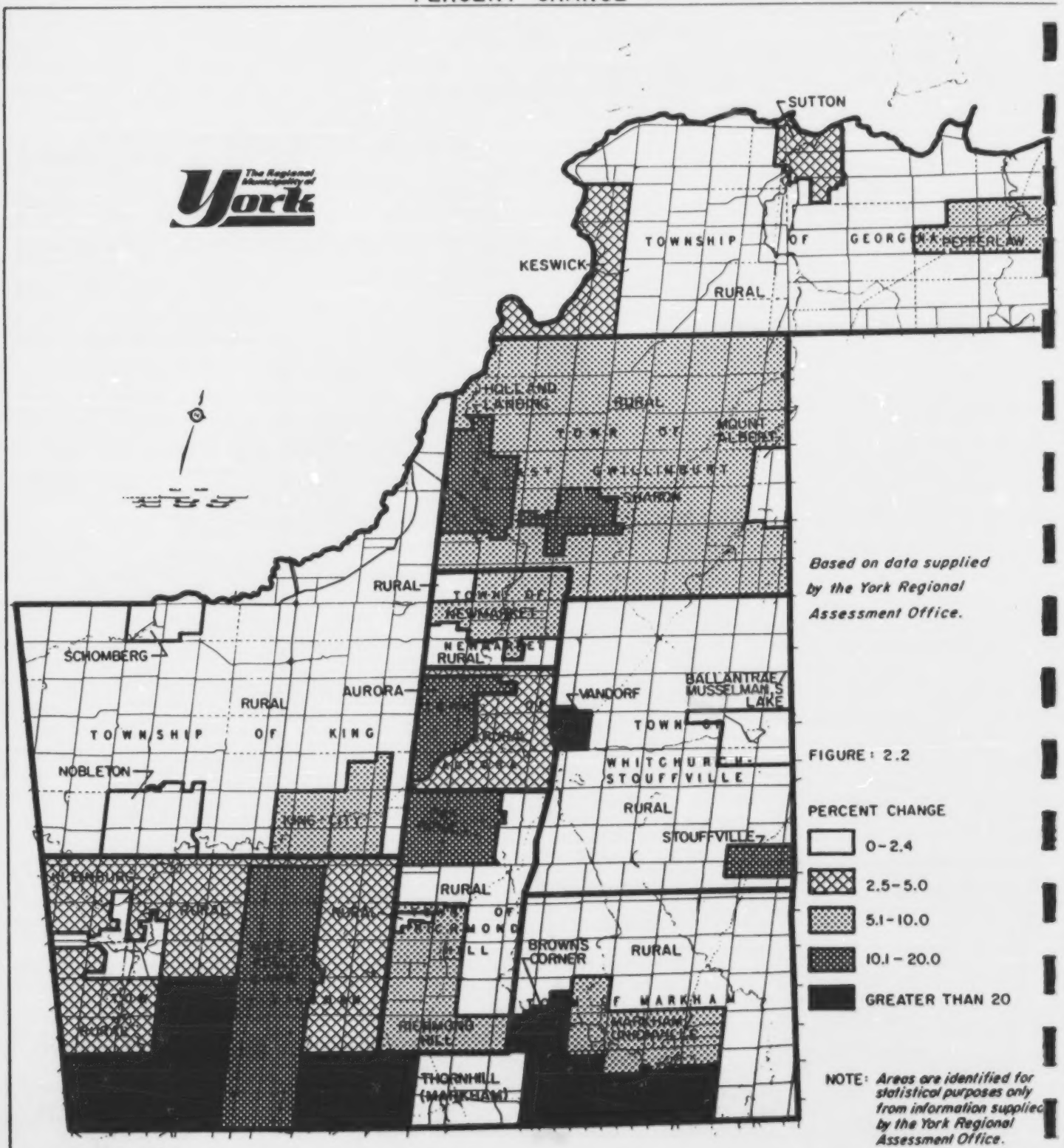
Smaller urban centres not on the York/Durham scheme increased their housing stock in aggregate during 1986 by 1,029 units or 9.8% of the Regional increase. These areas accounted for almost 15,000 permanent housing units by the end of 1986. The largest increase in the number of housing units in these rural centres were in Stouffville (417) followed by Holland Landing (170), Keswick (123) and King City (71). The fastest growing areas in terms of percentage increase were Vandorf (39.1%), Stouffville (18.2%), Sharon (11.3%) and Holland Landing.

The rural areas experienced significantly less housing development in 1986 than other areas of the Region. In the rural area in aggregate, 334 units were added to the housing stock in 1986. This was a 2.5% increase. The rural area accounted for only 3.2% of the Region's increase in stock in 1986. At the end of 1986 there were almost 12,000 permanent housing units in the rural area of the Region.

HOUSING STOCK CHANGE· 1985 - 1986
ABSOLUTE CHANGE



HOUSING STOCK CHANGE· 1985 - 1986
PERCENT CHANGE



2.1.3 Housing Stock by Type of Structure

As indicated in Table A-2 in the appendix the number of single family detached dwellings increased more rapidly than the increase in the total housing stock. This trend has been evident since 1982. Figure 2.3 shows that, as a result of this growth differential, singles accounted for a larger share of the Region's housing stock in 1986 and in 1982. In 1986 they accounted for 80.3% of the stock while in 1982 they were 76.6% of the stock. All other housing types accounted for a proportionately lower level of the housing stock in 1986 than in 1982.

The housing stock by structure type within each of the area municipalities is shown in Table A-3 in the appendix.

In the rural municipalities of King, East Gwillimbury and Georgina, single detached dwellings accounted for in excess of 90% of their respective housing stocks. All other housing types in those municipalities were relatively insignificant except for apartments, which accounted for about 4% of the stock.

In the urban municipalities, singles accounted for 70 to 75% of the stock although in Vaughan singles accounted for almost 87% of the stock. The largest share of apartments, at 17.5% was located in Aurora although the greatest number of units, at 3,230, was in Markham. Both Newmarket and Aurora appeared to have a reasonably diverse mix of dwelling unit types even though row housing in Newmarket was proportionately less than the regional share of that housing type. The other urban municipalities were more reliant on singles in their housing stock than Aurora and Newmarket.

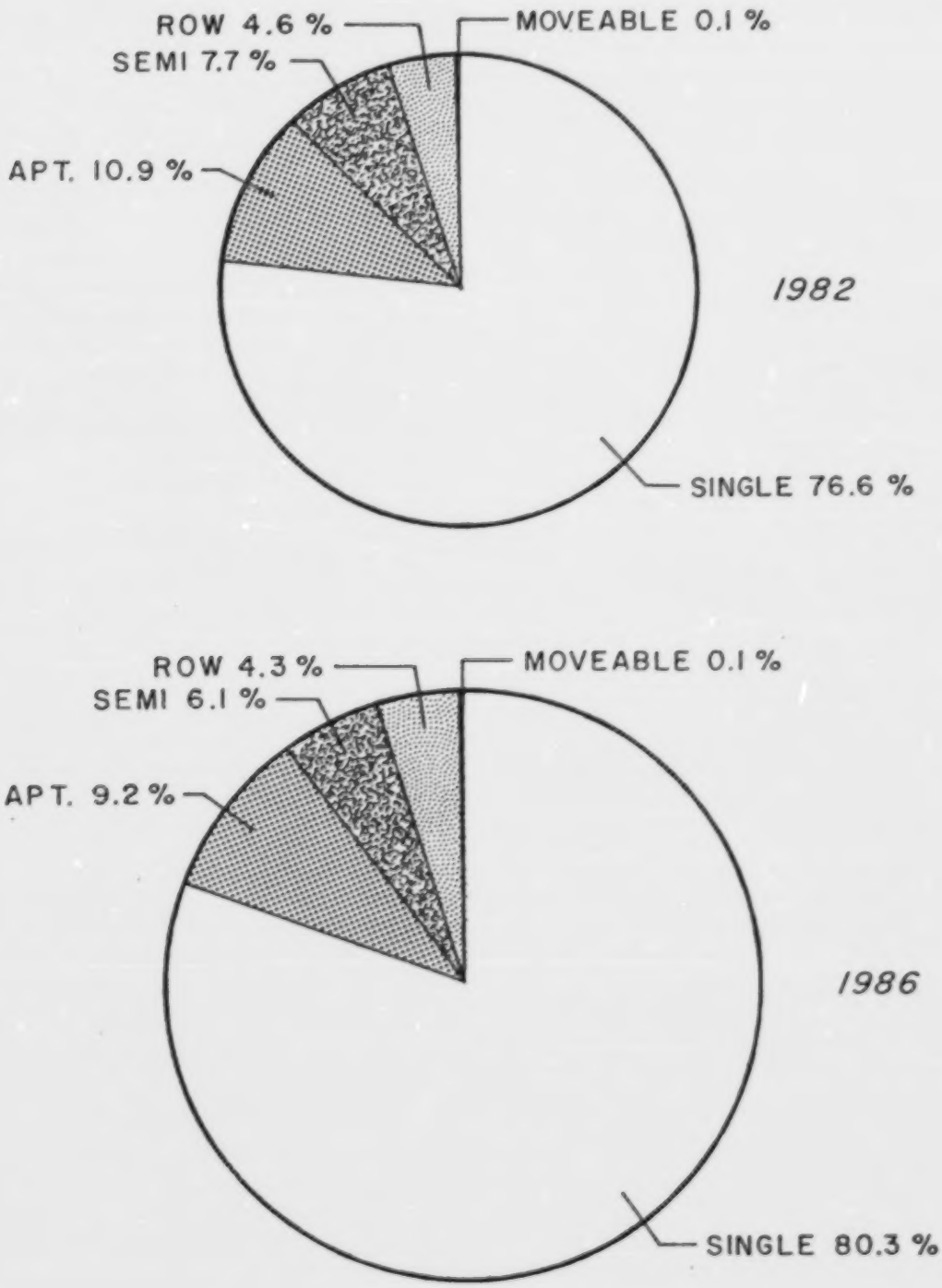
2.1.4 Social Housing Stock

Social housing is dwelling units which have received some government assistance to reduce the cost of occupancy to the residents. Social housing may also be private sector developments, such as co-operatives, where the non-profit orientation of the development is directed at achieving lower occupancy costs than possible in the market in general. In September 1986 social housing accounted for 3.5%, or 4,061 units, of the housing stock in the Region. 54.1% of this inventory was for families, 43.5% was for senior citizens and 2.4% was for persons with special needs, such as the handicapped. Rent geared to income units accounted for 189 or 8.6% of the family type and 996 or 56.3% of the senior citizen type.

Table A-4 in the Appendix shows the inventory of social housing by program and area municipality while Table A-5 provides a crude analysis of the relationship between social housing units and the market for those units.

FIGURE 2.3

HOUSING STOCK IN YORK REGION BY STRUCTURE TYPE



In terms of the relative importance of the various housing programs, the most important were the limited dividend program, which accounted for almost 30% of social housing units; Ontario Housing Corporation owned units managed by the York Region Housing Authority, which had 21.5% of social housing units; co-operatives, which accounted for 19.6% of units and private non-profit, which accounted for 18.1%. Municipal non-profit housing corporations were largely absent from the Region, accounting for only 31 senior units in the Town of Vaughan.

The importance of the inventory of social housing units relative to the housing stock varied considerably among municipalities as indicated in Table A-5. It ranged from a high of 11% of the housing stock in Aurora to a low of less than one percent in East Gwillimbury. The share of the Region's social housing stock by municipality indicated that most was concentrated in the urban municipalities, in particular Markham, Aurora, Vaughan and Newmarket.

In terms of seniors and families, social housing units in the rural municipalities tend to be exclusively for seniors while urban municipalities had more of a mix between families and seniors. As indicated in Table A-5, regionally, there was one senior citizen housing unit for every 12 people aged 66 and older. Although a more detailed analysis, taking into consideration the income and shelter needs of seniors should be done to determine the adequacy of the supply of these units, Table A-5 indicates East Gwillimbury, King, Georgina, Aurora and Vaughan had a higher ratio of residents aged 66 and older to seniors housing units than the regional average. Whitchurch-Stouffville had the highest ratio in the Region of seniors housing units to its seniors population.

Although there is a lack of recent data on the income of families, a comparison was made in Table A-5 between the number of families with low income as defined by Statistics Canada in the 1981 Census and the number of family, social housing units in 1986. Regionally there was one family housing unit for every two families with low income. Again, in order to determine the exact need for more family housing units more detailed analysis should be done on the income and shelter needs of families. Table A-5 indicates King, Whitchurch-Stouffville, East Gwillimbury, Georgina and Richmond Hill had a higher ratio of low income families to family housing units than the regional average. Aurora had the lowest number of low income families per family unit in the region.

A lack of data about persons with special needs prevents any analysis of the adequacy of the supply in York. However, since only Aurora and Markham supply this type of housing, there would appear to be a problem in the geographic distribution of this type of housing.

Canada Mortgage and Housing indicated that, as of the end of 1986 there were two projects under construction which would add to the supply of social housing - a 150 unit project in Richmond Hill and a 22 unit project in East Gwillimbury. In addition, in January 1987 the Province and CMHC announced tentative allocations for the construction of the following non-profit housing:

Bethany Co-op in Georgina,
St. Luke's in Markham, and
Oakwil in Richmond Hill.

2.2 Housing Production

2.2.1 Building Permits

In 1986 area municipalities in York Region issued building permits for 12,123 new housing units, an increase of 2,533 or 26.4% over the level of 9,590 in 1985. This level of increase in building permits for new residential units was experienced by regions near Metropolitan Toronto as indicated in Table A-6 in the Appendix. Consequently York Region's share of building permits for new residential units in the greater Toronto area declined slightly from 29.2% to 28.5% . For the third year in a row, York issued the largest number of permits for new housing of any region in the greater Toronto area.

2.2.2 Starts and Completions

Table A-7 in the Appendix shows that the number of housing starts in York Region increased by almost 42% from 8,584 in 1985 to 12,151 in 1986. Although more than 84% of all starts in 1986 were single detached units, there was a major increase in the number of apartment units started 1986.

The number of completions in 1986 also increased significantly over 1985 although the number was considerably less than starts[1]. Again a very high proportion of the completions were single detached units.

In comparison with previous years, the level of starts and completions in York Region were significantly above levels experience in the early 1980's.

---

[1] Planning Department staff believe that, based on a comparison with assessment data, CMHC may have missed some completions, particularly in Vaughan.

2.3 Future Housing Developments

2.3.1 Future Housing in Plans of Subdivisions

New housing units permitted by plan of subdivision accounted for the vast majority of new units in York Region. The following analysis is based on plans of subdivision approved since the Region was created in 1971. Prior plans of subdivision have not been included. Therefore, it should be noted that, in the following analysis, units in addition to those shown could be built without the need for a plan of subdivision. This could include existing vacant lots registered in plans before the Region was established, new lots created by severance and dwelling units created by zoning amendment only. It should also be noted that any of the plans included in the following analysis could be resubdivided increasing or decreasing the number of lots and therefore future housing units.

2.3.1.1 Committed Subdivisions for Future Housing

As of December 31, 1986 there were 13,612 housing units in plans of subdivision which were registered but remained incomplete or for which construction had not been started.

These housing units were calculated by determining from the assessment roll whether lots in plans of subdivision registered before January 1, 1987 were available for occupancy. Registered but incomplete units could add an additional 43,830 people to the Region's population assuming 3.22 persons per household. Table A-8 in the Appendix shows the distribution of these registered but incomplete units by structure type and area municipality. 80% of these units were single, detached units. 79% of these units were located in Markham, Vaughan and Richmond Hill.

In plans of subdivision draft approved by Regional Council prior to January 1, 1987, there were 19,337 potential housing units which could be constructed in the future. At 3.22 persons per household, these draft approved units could add an additional 62,265 people to the Region's population. The distribution of these potential units by area municipality and structure type are shown in Table A-9 in the Appendix. Although 82% of these draft approved units were located in Markham, Vaughan and Richmond Hill, there was also a relatively large number of draft approved units in Newmarket. Almost 87% of draft approved units were single detached.

The third column of Table A-10 in the appendix shows the total committed housing development, which is registered but unbuilt and draft approved units in plans of subdivisions. These commitments would add 32,949 units with a potential population yield of more than 106,000. Almost 81% of these committed units were in the Towns of Markham, Vaughan and Richmond Hill. Of these almost 33,000 committed units, 83.9% were singles, 5.5% were semis, 3.5% were row and 7.1% were apartments.

2.3.1.2 Proposed Subdivisions for Future Housing

The fourth column of Table A-10 shows that, as of December 31, 1986 there were proposed plans of subdivision at the Regional Planning Department which would yield 21,157 housing units. These proposed plans, which may or may not be approved by Council, have a potential population yield of more than 68,000. Although almost 72% of the units were in Markham, Vaughan and Richmond Hill, there were a large number of proposals in Aurora and Georgina.

2.4 Housing Tenure and Availability

2.4.1 Housing Tenure

The tenure of occupied dwelling units in York Region in 1981 is indicated below.

TABLE 2.2

1981 Housing Tenure
York Region

	Owned		Rented		Total	
	#	%	#	%	#	%
Single	52,725	91.1	5,135	8.9	57,860	100.0
Semi	4,555	79.7	1,170	20.5	5,715	100.0
Row	2,645	73.4	960	26.6	3,605	100.0
Apartment	1,960	20.8	7,490	79.3	9,440	100.0
Moveable	85	81.0	20	19.0	105	100.0
Total	61,965	80.8	14,770	19.2	76,735	100.0

Source: Statistics Canada, 1981 Census, Catalogue 93-918.

In 1981 just under 20% of the occupied housing stock was rented. Of these almost 15,000 rental units, one half were apartments and more than one third were single detached units. Details of housing tenure by area municipality and structure type are shown in Table A.11 in the Appendix. The municipalities with the highest proportion of rental units in their housing stock were Aurora, Richmond Hill and Newmarket. Almost 61% of the Region's rental housing stock was located in Markham, Richmond Hill and Newmarket combined.

There are no recent statistics which present a comprehensive view of the tenure of housing in York Region. However, recent Local Housing Market Reports for Canada Mortgage and Housing Corporation indicate that for all of York Region, except Georgina, 1,133 rental units have been added to the stock of row and apartment rental units in the Region from 1984 to 1986 inclusive.

2.4.2 Rental Vacancy Rates

Canada Mortgage and Housing Corporation semi-annually surveys privately initiated rental apartments with six or more dwelling units. The results of the April and October 1986 survey are shown in Table A.12 in the Appendix. The Regional vacancy rate in both of those months was 0.2% or one vacancy for every 500 rental units, an extremely low rate of vacancy.

CHAPTER 3 - POPULATION

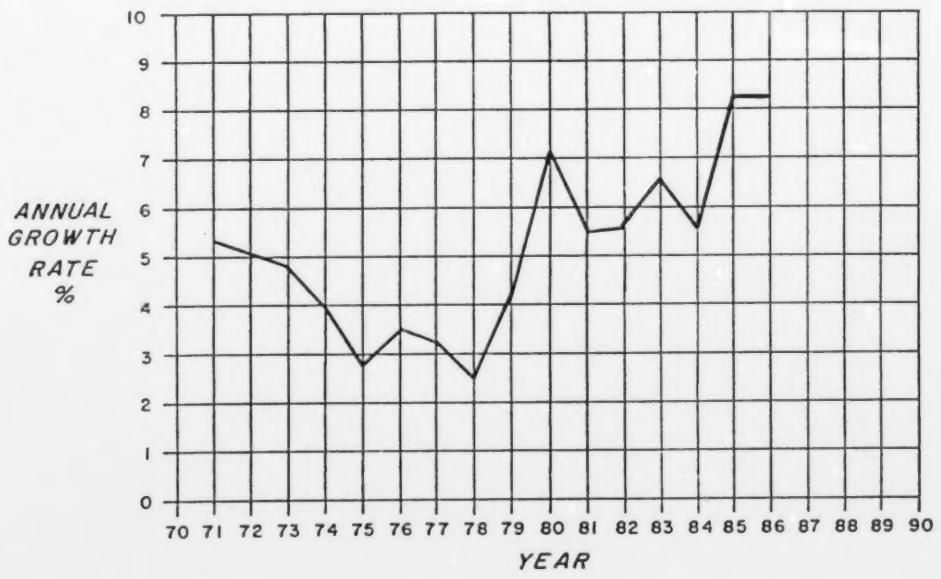
This chapter provides an examination of population growth in the Region and its area municipalities to the end of 1986. It also provides an examination of the inter-relationship between population and housing.

3.1 Population Growth at the Regional Level

During 1986[1] the total population of the Region increased by 8.2% or 26,538 to 350,602. As indicated in Figure 3.1 below and Table B-1 in the Appendix the population growth rate experienced in the Region between 1981 and 1986 was greater than the previous twenty years.

FIGURE 3·1

REGIONAL POPULATION GROWTH RATE



SOURCE : YORK REGION ASSESSMENT , STATISTICS CANADA , YORK REGION PLANNING.

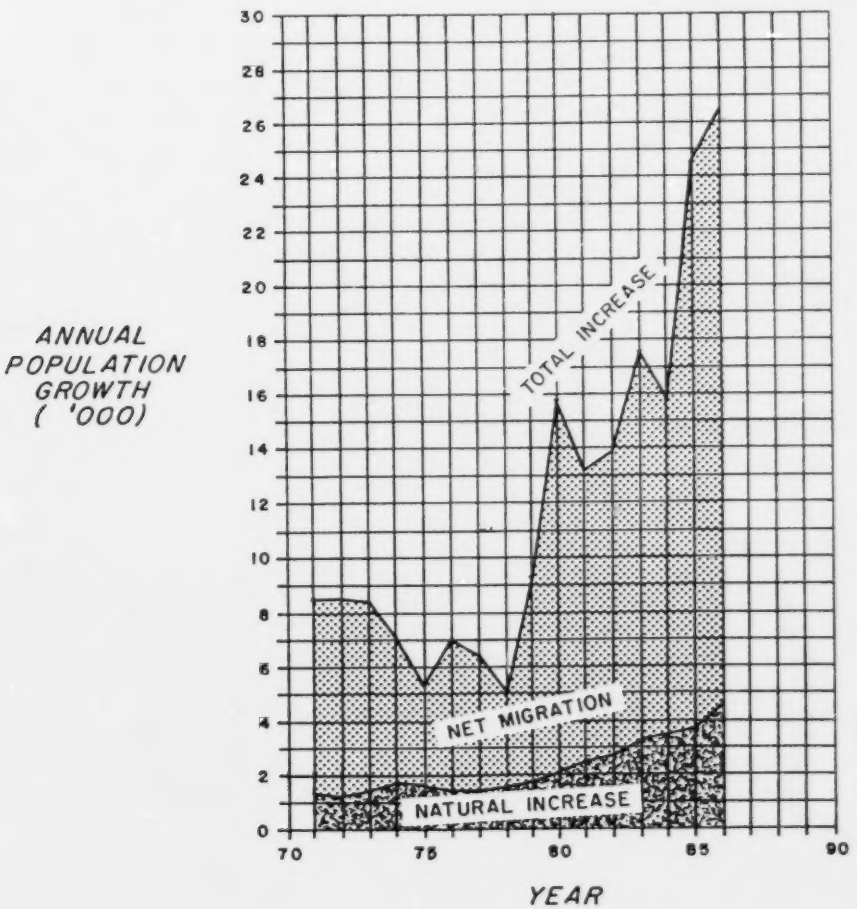
---

[1]The population figures cited in this report are from the Ontario Ministry of Revenue; the York Region Assessment Office; Statistics Canada, Census of Canada and York Region Planning Department. The Assessment Office data is for September of the year. In 1981, 1983 and 1984 the Assessment office only conducted a partial enumeration. Therefore in 1983 and 1984 the Planning Department prepared estimates based on dwelling units and persons per unit. In 1985 a complete enumeration was conducted.

The change in the population of an area results from two components - natural increase and net migration. Natural increase is births minus deaths. Net migration is persons moving into an area less persons moving out. As indicated in Figure 3.2 and Table B-1 in the Appendix net migration is the largest and most variable of the two components although natural increase is growing steadily in magnitude. In the period 1981 to 1986 net migration accounted for 81.7% of the population increase in the Region. Almost 16,100 new residents were added to the Region each year between 1981 and 1986 as a result of migration to York. In the same period natural increase accounted for almost 19% of population growth in the Region. The growth in the natural increase component was due to a continuing increase in the number of births and a slight increase in the number of deaths.

FIGURE 3.2

COMPONENTS OF REGIONAL POPULATION GROWTH



SOURCE : YORK REGION ASSESSMENT
: ONTARIO REGISTRAR GENERAL
: YORK REGION PLANNING

Table B-2 in the appendix shows the rate of births and deaths per thousand population in York Region from 1961 to 1986. The 1986 birth rate of 17.8 per thousand population and the death rate of 5.1 were significantly lower than the Region experienced in the early sixties. The death rate has declined continuously since 1961. In recent years the birth rate has increased although it is still significantly less than the early sixties. Over the twenty-five year period, 1961 to 1986, the population of York increased by more than 236,000 of which almost 190,000 was accounted for by net migration and 47,000 was accounted for by natural increase.

The increase in the number of births and the birth rate may be due to either a higher fertility rate, that is women in the child-bearing years are having more children, or an increase in the number of women in the child-bearing age group or both. Table B-3 in the Appendix shows that, relative to the number of women in the reproductive age group 15 to 45, there has been an increase in the birth rate from 6.2 per hundred in 1977 to 7.3 per hundred in 1985. However more of the increase in the number of births in York Region between 1977 and 1985 has been due to the growth in the population in the reproductive age group. Other trends in fertility indicated in Table B-3 are an increase in the rate of births for women aged 25 to 34 and a decline in the rate for women under 24.

Information about the characteristics of migrants to York Region is quite limited. Estimates have been prepared by Statistics Canada based on income tax returns and are shown in Tables B-4 and B-5 in the Appendix. As indicated in Table B-4, more than 90% of net migrants to York were from Canada. However international migration to York has increased in recent years. Table B-4 shows the net effect of people moving into York from international locations less people moving out of York to international locations. The estimate of only those international migrants moving into York is shown below.

1976-77	958
1977-78	889
1978-79	816
1979-80	1069
1980-81	1544
1981-82	1735
1982-83	1627
1983-84	1403
1984-85	1615

This recent increase in international migration should be closely watched in future years. Depending on the origin of these migrants to York, providers of services in the Region should be prepared to cope with the needs of a growing component of the population with different cultural backgrounds.

Table B-4 specifies that within Canada, York gained most of its migrant population growth from Ontario. However, since 1982 there is a noticeable increase in net migration from the rest of Canada, excluding Ontario. This trend may be related to a weakening of the economy in western Canada. Within Ontario the major source of migrants was from Metropolitan Toronto. Generally York lost population to other parts of Ontario although recently this situation appears to be changing.

The age of net migrants is shown in Table B-5. York had a net gain in population from migration in all age groups. However the largest gains were in the 25 to 44 and 0 to 15 age groups. During the period 1976 to 1985 the share of migrants in these two age groups usually exceeded the share of the total population which were migrants. This confirms the belief that York Region is most attractive to young families as a place of residence. This phenomenon also affects births in York, as shown above, and will have an impact on children's services, such as schools, in years to come.

As a result of the growth of the population there have been significant changes in the age structure of the population as indicated in Table B-6. The most dramatic change since 1971 has been the decline in the proportion of the population under 25 years of age, from 47.7% in 1971 to 40.6% in 1985. Concurrent with this decline has been an increase in the proportion of the population in the 25 to 44 age group.

3.2 York in the Greater Toronto Area

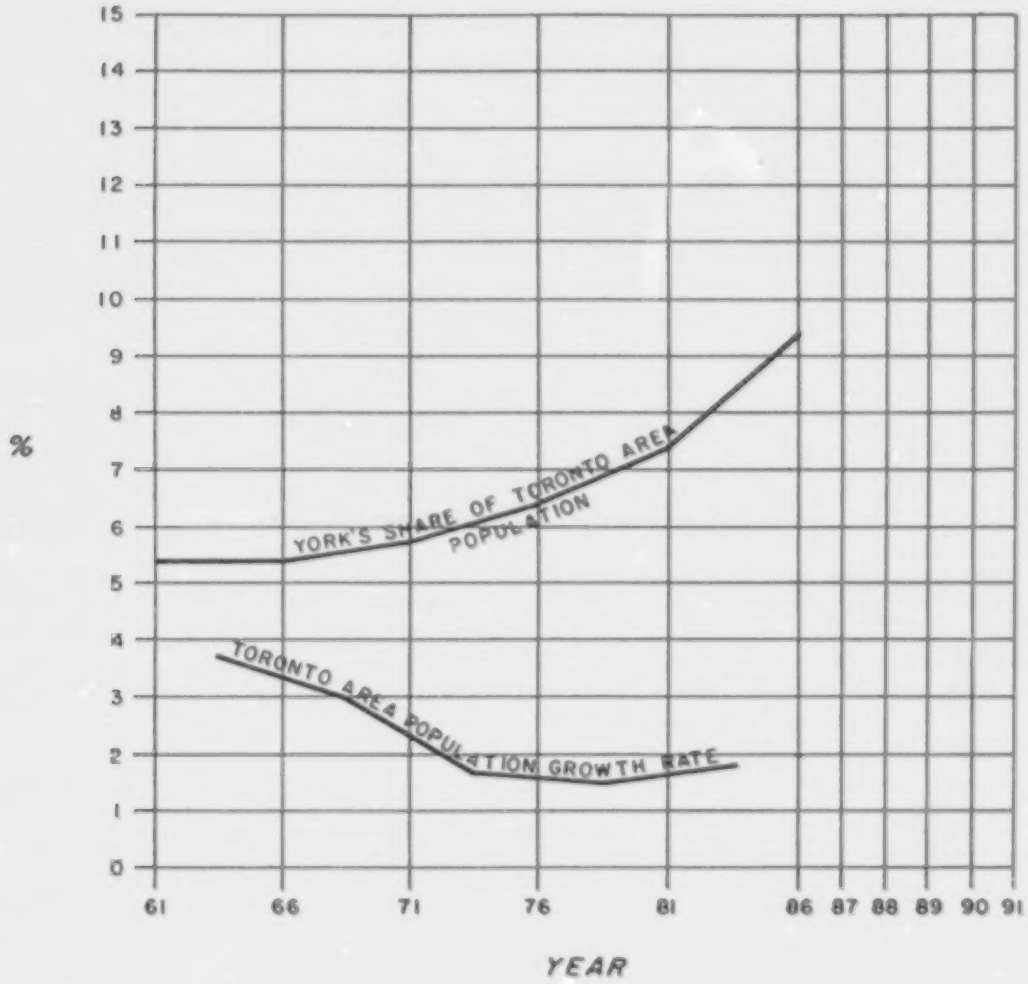
York Region, particularly the southern area municipalities, is part of the greater Toronto housing market which includes the Regions of Peel, Halton, Durham, York and Metropolitan Toronto. As indicated in the section above net migration, most of which was from Metro Toronto, accounted for more than 80% of the population growth in York Region. Since York Region is part of the greater Toronto area, population growth in York should be examined within the context of population growth in greater Toronto.

As indicated in Table B-7 in the Appendix, population in the greater Toronto area increased from more than 2.1 million in 1961 to over 3.73 million in 1986. Over the twenty-five years shown in Table B-7, the annual rate of population growth in the greater Toronto area has declined from 3.7% in the early sixties to 1.8% since 1981.

Within the greater Toronto area, population growth since 1971 has occurred primarily outside of Metro Toronto. As indicated in Table B-7 Metro Toronto's population in recent years has increased slightly to 2.19 million. At the same time the largest population increases have been in York and Peel Regions with York having the highest population growth rate. York has increased its share of population in the Toronto area from 5.4% in 1961 to 9.4% in 1986.

FIGURE 3·3

YORK IN THE TORONTO AREA 1961 - 1986



The components of population growth in the greater Toronto area for the period 1961 to 1986 are shown in Table B-8 in the Appendix. Average annual natural increase, which had declined steadily to 1981 has increased since then due to an increase in the number of births. In the period 1981 to 1986, natural increase added more than 30 thousand annually to the population of the greater Toronto area. Net migration has declined significantly since the early sixties when, each year, almost 50,000 people were added to the greater Toronto area as a result of migration. In the period 1981 to 1986 the average annual net migration to the greater Toronto area was more than 32,000, accounting for slightly more than half of the area's population growth.

Table B-9 in the Appendix shows the relationship between population and household growth in the greater Toronto area between 1966 and 1986. Although household growth has always been greater than population growth during the twenty years examined, the rate of household growth has diminished to the point where, in the period 1981 to 1986 it was only slightly greater than the population growth. Consequently, although the average number of persons per private occupied household has continued to decline to a low of 2.85 in 1986, the rate of decline in this factor has diminished significantly. As indicated in the columns of Table B-9 titled 'families per household' and 'households by number of persons' the reasons for the more rapid rate of household growth and the consequent decline in the average number of persons per household have been two fold. The number of households with two or more families has declined considerably from 5.4% to 2.0% of all households. In addition, there has been a dramatic growth in the number of single person households, more than tripling between 1966 and 1981, and just as dramatic a decline in the number of households with ten or more people.

In addition to the above reasons for the change in the relationship between population and housing, the changing age structure of the population of the greater Toronto area has also affected household growth. As indicated in Table B-10, one of the most rapidly growing age groups between 1971 and 1986 was the 25 to 34 group. Since this group forms new households at a faster rate than any other age group, the rapid growth of this group is another contributing factor to the high household growth rate.

Table B-11 in the Appendix specifies the type of housing and the rate of household formation by the age of the household head or maintainer from 1971 to 1981 in the Toronto Census Metropolitan Area. The last column of the table specifies the proportion of the population in the indicated age group which are household heads. In the youngest age group in 1981, 15-24, only 12% of the population were household heads. This level increased to approximately 55% in the older age groups. Since 1971 the general trend has been an increase in the proportion of the population which were household heads in all age groups. This trend was most pronounced in the period 1971 to 1976.

The balance of Table B-11 shows the proportion of housing types for each age groups. The table indicates that in the youngest age group of household heads, 15-24, apartments were the most important type of housing, constituting 76% of all housing types. As one proceeds through the older age groups, apartments were less significant and single detached housing more significant until age 54. After that single detached declined and apartments increased to age 65 when apartments accounted for almost 50% of all housing. Row housing increased to a peak of 25% of all housing in the 35-44 age group and declined thereafter. In terms of trends from 1971 to 1981, apartments have increased their share of housing in all age groups

except the youngest. In 1981 they constituted almost 40% of all households. Coversely single detached housing has declined in all age groups. In 1981, singles accounted for 40% of all households. Row housing has increased slightly in importance, particularly in the younger age groups. Row housing was almost 19% of the housing stock in the Toronto Census Metropolitan Area in 1981.

The implications for York of these figures for the Greater Toronto Area housing market are that:

- population and household growth in the greater Toronto area (Tables B-8 and 9), has decreased significantly; this lower rate of growth (1.8% annually between 1981 and 1986) is expected to continue into the future;

- the formation of new family households will grow at a slower rate in the future than in the past due to changes in the age structure of the population (Table B-10); this will result in a decline in the growth of family type housing;

- the formation of new non-family households will increase (Table B-9); this will result in a greater demand for non-family type housing;

- in all age groups single family detached dwelling units constitute a declining share of the housing market while apartments are increasing (Table B-11).

These trends will have an impact on household formation and therefore population growth in York Region. If York continues to attract new dwelling units primarily restricted to types oriented to family households, such as single detached units, York will be providing housing for only one sector of the greater Toronto area housing market. The growth of this sector will slow in the future due to changes in the age structure of the population and shifts in housing preferences. To participate fully in the growth of the Toronto housing market York Region should attract the full range of housing types.

3.3 Population Growth within York Region

Population growth has not proceeded at a uniform rate throughout the Region. Population by area municipality is summarized in Figure 3.4 for 1971, 1981 and 1986 and is presented in Table B-12 in the appendix. Table 3.1 below specifies the area municipal share of the Regional population in 1971 and 1986 and the area municipal growth rate in 1986 compared to the annual compound growth rate during the period 1971 to 1986.

Over the fifteen year period Vaughan had the largest population growth rate and, as a result, increased its share of Regional population from 9.3% in 1971 to almost 19%. Vaughan's recent population growth rate at almost 15% is substantially higher than its fifteen year rate. Markham had the second highest population growth rate. Markham, continued to have the largest share, 33%, of the Region's population in 1986.

Newmarket had a growth rate slightly lower than the Regional rate during the fifteen year period. Newmarket had 10% of the Regional population in 1986. In 1986, Aurora had a rapid rate of growth which was well above its fifteen year growth rate. All other municipalities experienced population growth rates less than the Region's rate and had lower share of the Regional population in 1986 as compared to 1971. King and Whitchurch-Stouffville had the lowest population growth rates over the fifteen year period. Richmond Hill's growth rate in 1986 was substantially higher than its fifteen year rate. As of 1986 Richmond Hill was the third most populous municipality in the Region having more than 13% of York's population.

Table 3.1

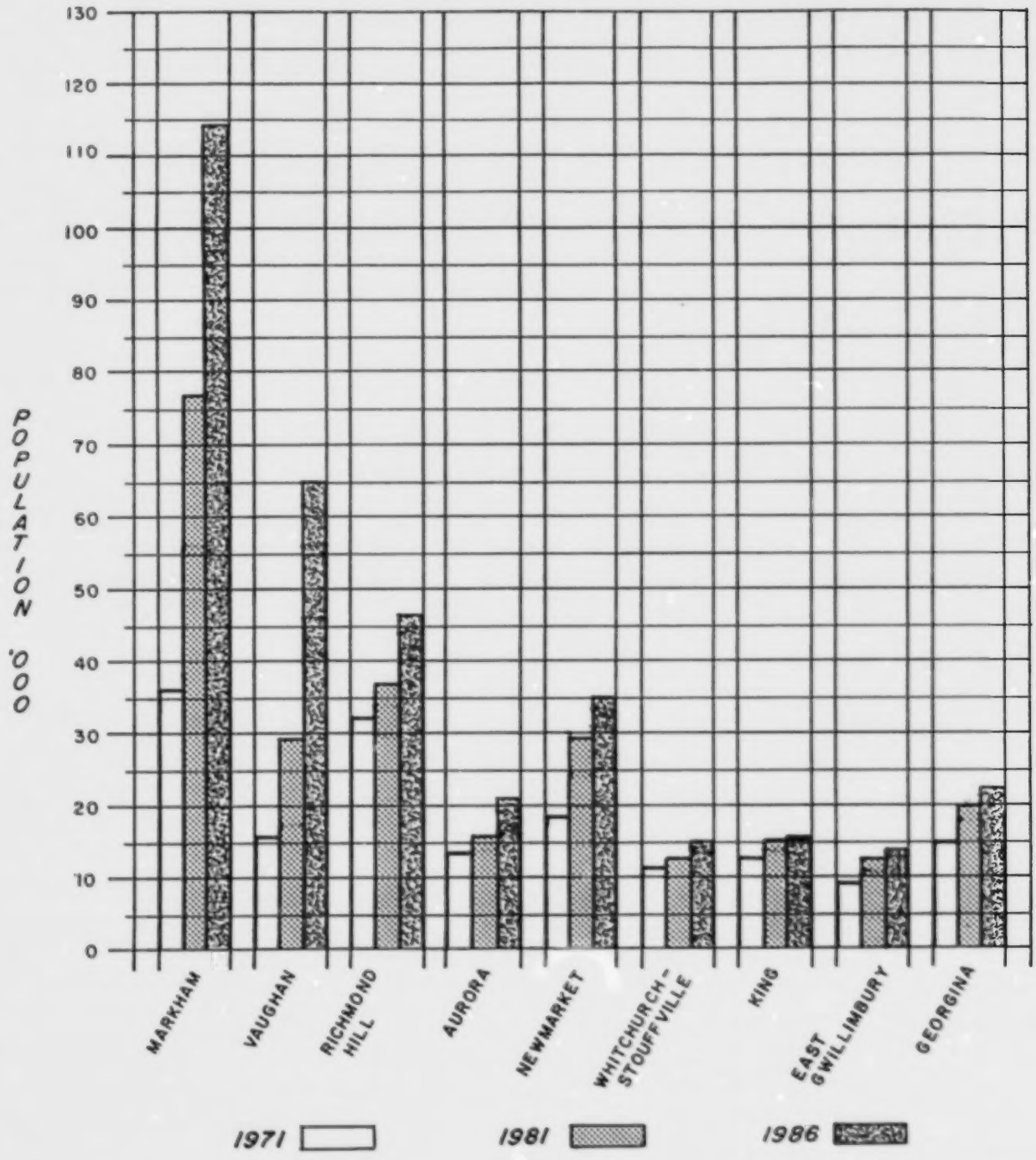
Population Growth by area
Municipality, York Region

Municipality	Share of Population		Growth Rate	
	1971	1986	1985-1986	1971-1986 Compound
Markham	22.1	32.7	8.8	7.9
Vaughan	9.3	18.5	14.6	9.9
Richmond Hill	19.5	13.3	5.4	2.5
Aurora	8.2	6.0	7.4	2.9
Newmarket	11.4	10.0	5.2	4.2
Whitch/Stouff.	6.8	4.3	5.4	2.0
King	7.7	4.5	1.4	1.4
East Gwillimbury	5.6	4.2	4.7	3.0
Georgina	9.1	6.5	7.6	2.8
York Region	100.0	100.0	8.2	5.1

Source: York Region Planning Department

FIGURE 3·4

POPULATION IN AREA MUNICIPALITIES OF YORK REGION 1971 - 1986



SOURCE : YORK REGION PLANNING , CENSUS CANADA.

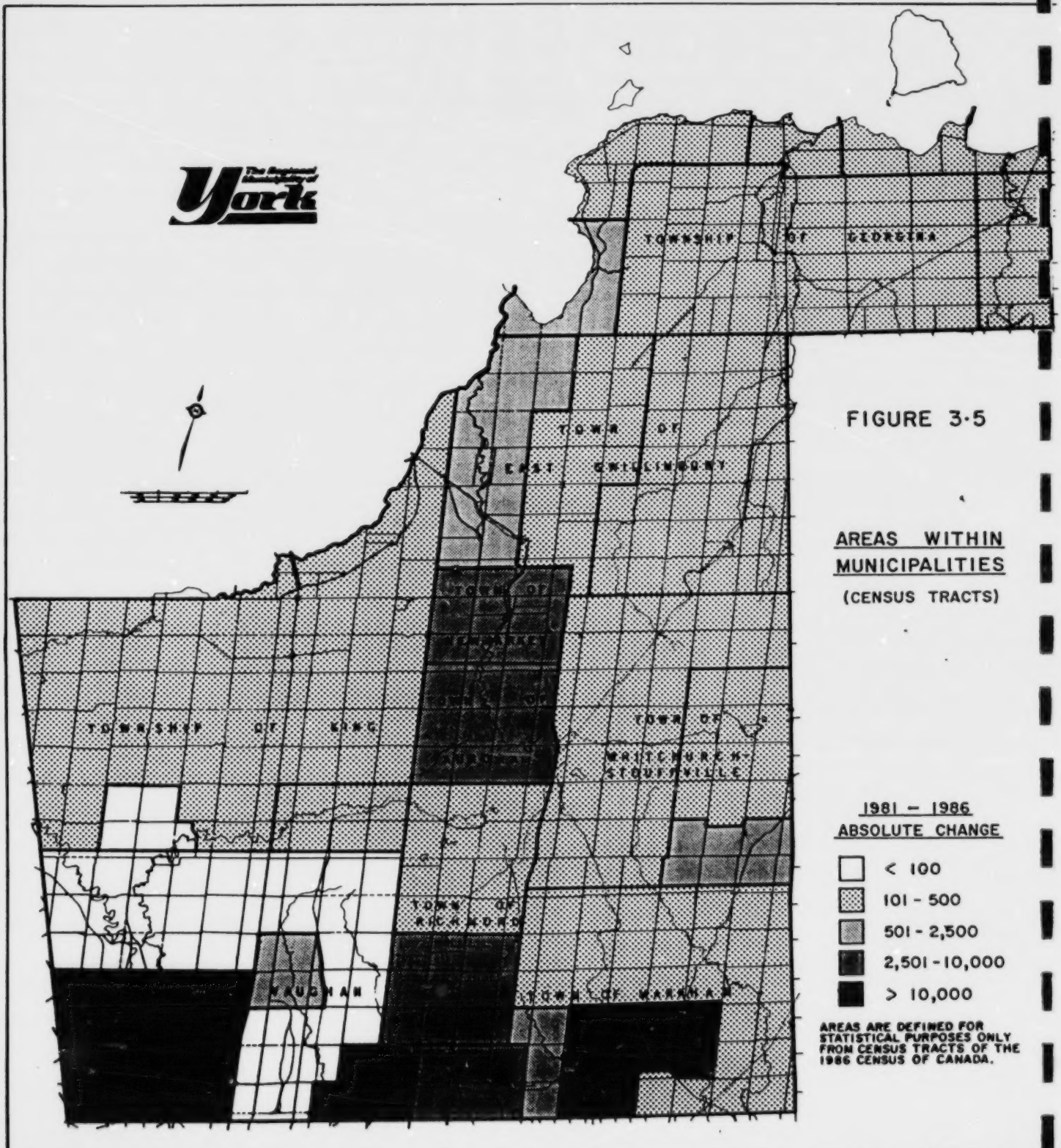
The components of population growth, that is natural increase and net migration, for each area municipality during the period 1971 to 1986 are shown in Table B-13 in the Appendix. In general, in the rapidly growing municipalities of Vaughan, Markham, Richmond Hill, Aurora and Newmarket, net migration accounted for in excess of 75% of the population growth of the municipalities. In Markham, Vaughan, Richmond Hill and Aurora, the level of net migration has increased significantly in the three time periods examined in Table B-15. In both Markham and Vaughan, net migration added more than six thousand people every year in the period 1981 to 1986.

All area municipalities have experienced significant gains in natural increase due to a larger number of births. The increase has been quite dramatic in Vaughan, Markham and Newmarket. Prior to 1981 Newmarket had a uniquely low level of natural increase relative to its population base because of the proportionately large number of deaths. However, in recent years Newmarket has had a higher level of natural increase.

Using census data, population change from 1981 to 1986 within area municipalities is illustrated in Figures 3.5 and 3.6 and documented in Table B-14 in the Appendix. Generally the main growth areas were the urban areas in the southern part of the Region and along the Yonge Street corridor. The major growth areas in descending order of absolute increase were Thornhill/Vaughan (20,510) Markham/Unionville (19,239), Woodbridge (13,163), Risebrough (10,886), Richmond Hill urban area (8,547) and Thornhill/Markham (5,545). Brown's Corners had a rapid growth rate although the increase in population was quite small. Similarly, Thornhill/Vaughan, Risebrough and Woodbridge had growth rates in excess of 100% during the 1981 to 1986 period.

The area serviced by the York/Durham Sewerage Scheme increased in population by 91,432 or 50.4% in the period 1981-1986. As of June 1986 this area accounted for almost 273,000 people or almost 78% of the Region's population. The smaller urban centres in the rural area, which include places such as Stouffville, King City, and Keswick which could be identified according to census tract data, increased their level of population in the period 1981-1986 almost 5,000 or 13%. As of 1986 these rural centres accounted for more than 12% of the Region's population. The rural areas of the Region had a slower rate of growth, 6.8%, in the period 1981-1986 and accounted for almost 10% of the Region's population in 1986.

POPULATION CHANGE



POPULATION CHANGE

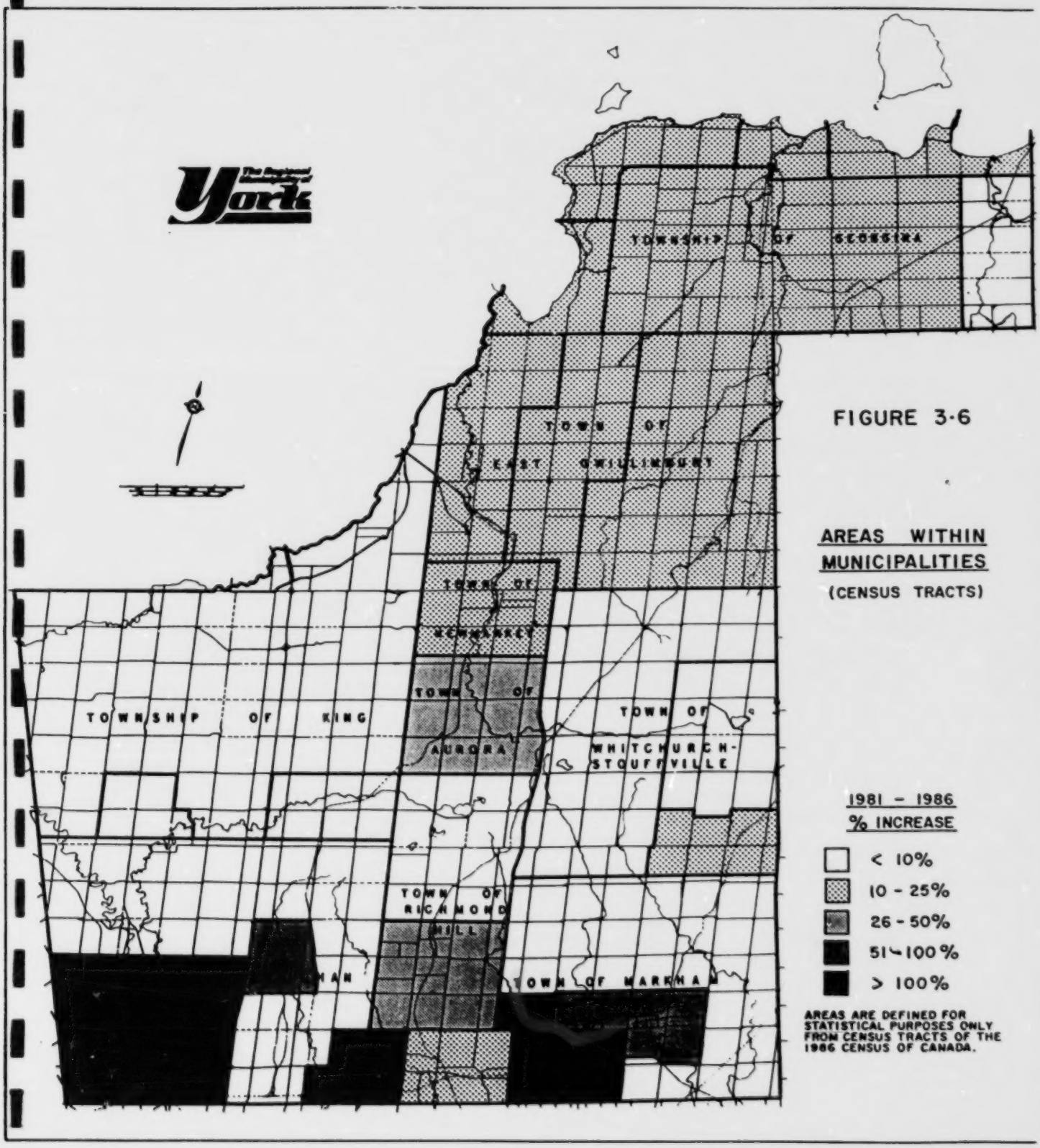


FIGURE 3-6

3.4 Population and Housing

Between 1966 and 1981, the number of households has increased at a greater rate than population in York Region. Consequently the average number of persons living in private households has declined in York from 3.65 in 1971 to 3.22 in 1981. Figure 3.7 shows the decline in persons per household in York in comparison with the Toronto Census Metropolitan Area (CMA), from 1956 to 1986. Note that the solid line is the total population divided by the number of occupied households while the dashed line is only the population living in private households divided by the number of occupied households. Although York's rate of decline in the average number of persons per household has been similar to the Toronto CMA, the latter area has consistently had a lower average than York.

There is only limited data on trends in the average number of persons per household since 1981. As indicated in figure 3.7 for the period 1981 to 1986, the decline in the average number of persons per household has almost halted in the Toronto Census Metropolitan Area and has reversed in York Region. In 1986 the average population per household was 3.32 in York and 2.84 in the Toronto Census Metropolitan Area. This may indicate that in the Toronto Census Metropolitan Area, the average number of persons per household has reached its lowest level, while in York there would appear to be a possibility for a decline in this factor in the future depending upon the type of housing constructed in the Region.

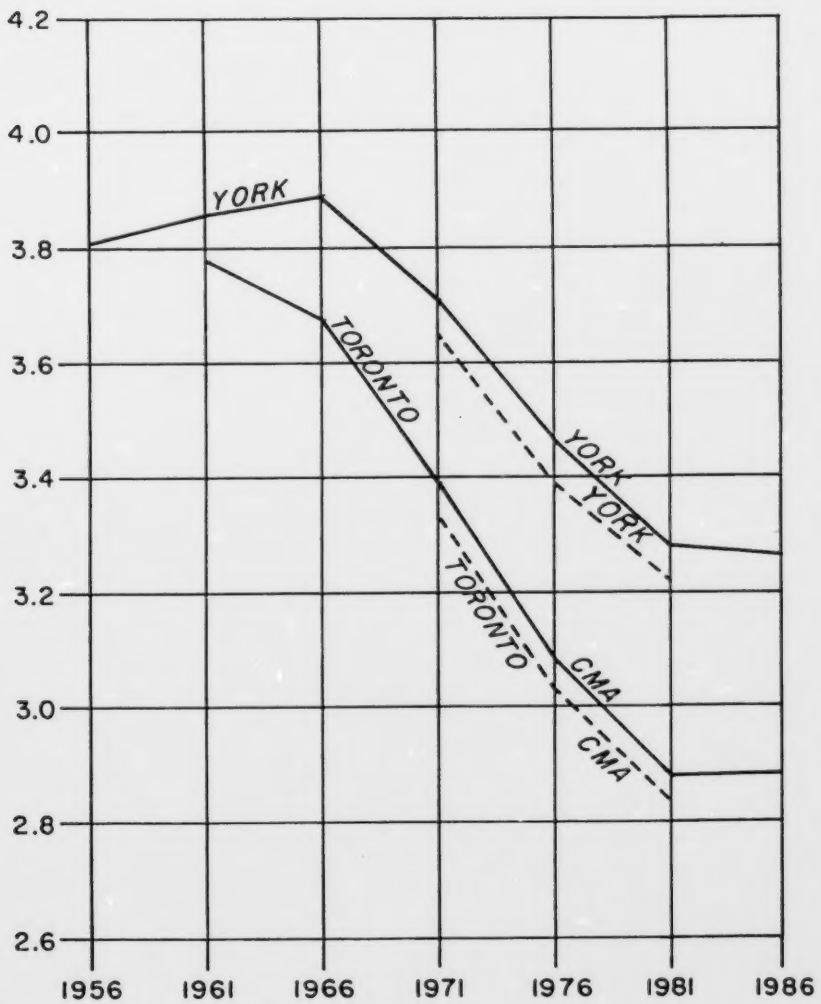
Reasons for the decline in the average number of persons per household include: a decrease in family size resulting from both fewer children per family and increases in the number of single parent families, and an increase in the incidence of single person households. Household formation from 1966 to 1981 by number of families and persons is shown in the appendix in Table B-9 for the greater Toronto area and in Table B-15 for York Region. In York the number of non-family households more than tripled between 1971 and 1981 while the number of family households only doubled, rates of growth similar to the greater Toronto area. However in 1981, York had only 13% of its households occupied by non-families, whereas in the greater Toronto area the proportion was 25%. The number of large households has also declined in York as in the greater Toronto area. Households in York with six or more persons declined from more than 17% of all households in 1966 to 6% in 1981. Conversely the proportion of single person households in York has increased from 7% in 1966 to almost 11% in 1981.

Table B-16 in the Appendix shows the number of persons per private occupied household by area municipality from 1971 to 1981. In every municipality there has been a continuous decline in the number of persons per household. However as of 1981 there was a considerable range in the number of persons per household with a low of 2.92 in Georgina to a high of 3.48 in Vaughan. Differences may be accounted for by ethnicity, age structure and the mix of the various types of dwelling units in the municipalities.

FIGURE No. 3.7

PERSONS PER HOUSEHOLD

YORK REGION / TORONTO CMA



——————— TOTAL POPULATION / HOUSEHOLDS

---------- POPULATION IN PRIVATE HOUSEHOLDS / HOUSEHOLDS

In the last two columns of Table B-16 the total population divided by the total number of occupied private households for 1981 and 1986 is shown. These figures include persons living in collective households. Between 1981 and 1986 the average population per occupied household declined slightly in all area municipalities except Vaughan and Markham. In Markham there was a slight increase while in Vaughan there was a large increase. Since these two municipalities account for such a large share of the Region's growth, the average population per occupied household increased slightly from 3.28 to 3.32 between 1981 and 1986.

Variations in the average number of persons per private occupied household in 1981 within area municipalities (census tracts) are shown in Figure 3.8. In general this figure shows that in older urbanized areas, the average number of persons per household was less than 3.2. The lowest was in the central area of Newmarket where the average was 2.66. In newly developing areas the average number of persons per household ranged between 3.5 and 3.6. The major exception to this was Woodbridge where the average number of persons per household was 3.75. In rural areas the number of persons per household usually ranged between 3.4 and 3.5. With the exception of an area in Markham east of Bayview and north of Steeles, which had an average of 4.03, no census tract had an average number of persons per household in excess of 3.8. It should be noted that in calculating the average number of persons per private occupied household in Figure 3.8 and Table B-16, vacant and seasonal dwelling units and persons living in collective households were excluded.

Table B-17 shows the average number of persons living in private dwelling units by type of dwelling unit for 1981. For York Region there is a considerable range in the average number of persons per dwelling unit extending from a high of 3.53 for semi- detached units to a low of just under two persons per unit for apartments. The table also illustrates the broad range of persons per unit within the area municipalities in York. Single detached units had densities extending from 3.63 in Markham to under 3 in Georgina. Similarly apartment densities ranged from a high of 2.4 in East Gwillimbury to a low of 1.68 in Georgina.

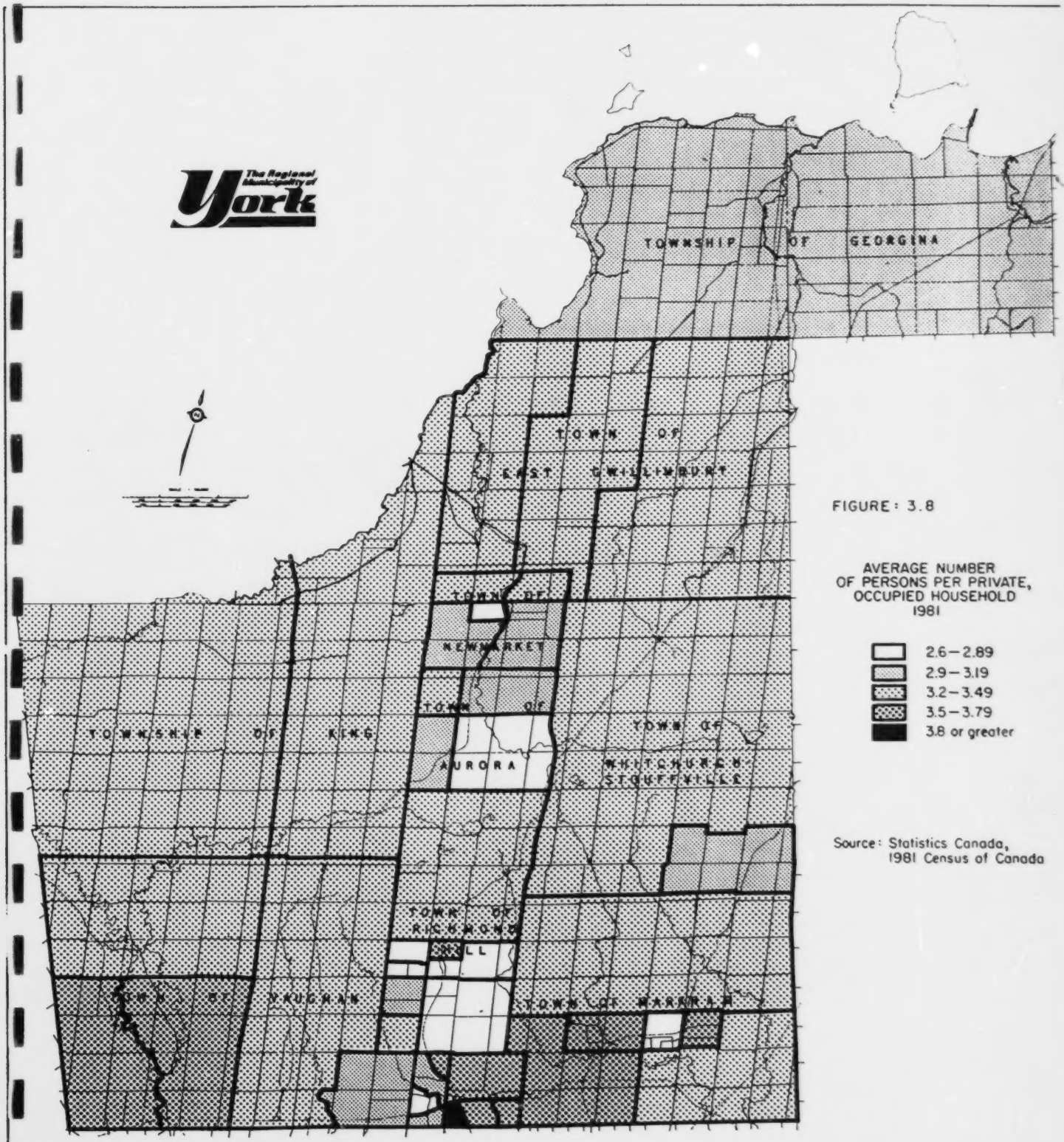

The Regional Municipality of York
TOWNSHIP OF GEORGINA
TOWN OF EAST GWILLIMBURY
TOWN OF NEWMARKET
TOWNSHIP OF KING
TOWN OF AURORA
TOWN OF WHITCHURCH-STOUFFVILLE
TOWN OF RICHMOND HILL
CITY OF VAUGHAN
TOWN OF MARKHAM
AVERAGE NUMBER OF PERSONS PER PRIVATE, OCCUPIED HOUSEHOLD 1981
2.6 – 2.89
2.9 – 3.19
3.2 – 3.49
3.5 – 3.79
3.8 or greater
Source: Statistics Canada, 1981 Census of Canada

FIGURE: 3.8

Appendix A

Housing

Table A-1

ASSESSED DWELLING UNITS WITHIN AREA MUNICIPALITIES

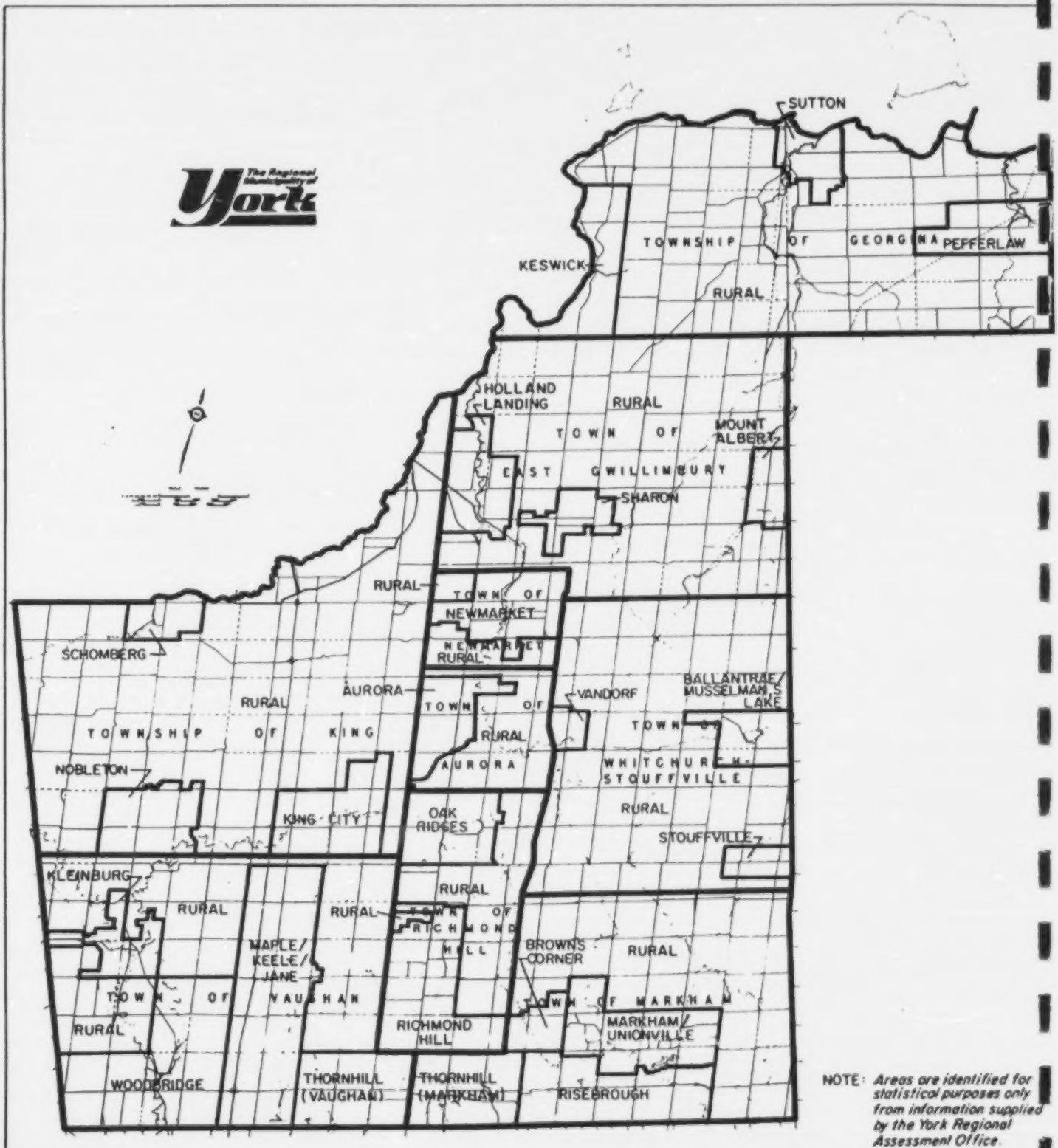
MUNICIPALITY AND AREA	1977	1978	1980	1982	1983	1984	1985	1986
MARKHAM	17969	19029	21742	25078	28508	30300	32839	35986
Markham/ Unionville	6456	6725	7193	9238	11145	12103	13254	14411
Thornhill (Markham)	9923	10599	11466	12270	12845	13167	13628	13953
Risebrough	449	554	1937	2397	3281	3740	4359	5578
Brown's Corners/ Buttonville	133	136	130	128	165	210	491	924
Rural	1008	1015	1016	1045	1072	1080	1107	1120
VAUGHAN	5408	5586	7181	11070	12293	14052	17001	20695
Woodbridge	2228	2388	3056	4041	4492	5190	6298	7589
Maple/Keele/ Jane	813	823	822	937	1047	1156	1303	1521
Thornhill/ (Vaughan)	1240	1236	2124	4845	5506	6439	8084	10231
Kleinburg/ Nashville	472	470	483	498	500	500	503	506
Rural	655	669	696	749	748	767	813	848
RICHMOND HILL	11294	11507	11957	13046	13827	14368	15084	16077
Richmond Hill	9619	9822	10208	11204	11967	12497	13141	13963
Oak Ridges -permanent	1294	1294	1352	1434	1452	1466	1516	1686
-seasonal	14	13	18	17	14	13	11	11
Rural	367	378	379	391	394	392	416	417

MUNICIPALITY AND AREA	1977	1978	1980	1982	1983	1984	1985	1986
AURORA	4660	4701	5118	5445	5585	5880	6543	7271
Aurora	4375	4397	4804	5099	5227	5513	6167	6880
Rural	285	304	314	346	358	367	376	391
NEWMARKET	7466	7597	8712	9627	9927	10215	10560	11226
Newmarket	7401	7534	8644	9543	9837	10120	10458	11122
Rural	65	63	68	84	90	95	102	104
WHITCHURCH-STOUFFVILLE	4374	4428	4469	4577	4622	4734	5012	5524
Stouffville	1933	1952	1963	1973	1985	2066	2291	2708
Ballantrae (perm.	527	543	541	572	589	601	622	649
Musselman's(seas.	162	156	149	135	127	122	109	98
Lake Vandorf	70	69	70	78	81	87	92	128
Rural perm.	1647	1665	1698	1752	1773	1791	1831	1875
seas.	35	43	48	67	67	67	67	66
KING	4438	4566	4754	4898	4947	5021	5164	5314
King City	1081	1125	1176	1215	1235	1261	1357	1428
Nobleton	690	720	733	742	742	761	768	785
Schomberg	312	327	379	418	430	434	434	438
Rural	2355	2394	2466	2523	2540	2565	2605	2663

MUNICIPALITY AND AREA	1977	1978	1980	1982	1983	1984	1985	1986
EAST GWILLIMBURY	3292	3406	3531	3924	4084	4225	4366	4722
Mount Albert	309	319	372	501	523	562	570	573
Sharon	402	412	419	465	489	517	533	593
Holland Landing	1177	1216	1259	1421	1505	1545	1627	1797
Rural-permanent	1404	1455	1479	1537	1567	1601	1636	1759
-seasonal		4	2					
GEORGINA	9710	9755	9815	9937	10024	10097	10264	10540
Keswick-permanent	2726	2794	2853	2925	3034	3085	3183	3323
-seasonal	769	716	669	631	566	542	505	493
Sutton -permanent	1281	1296	1327	1391	1416	1448	1500	1571
-seasonal	359	351	330	317	326	315	316	307
Pefferlaw-perm.	418	423	423	429	438	443	452	494
-seas.	31	28	29	24	19	19	21	21
Rural - permanent	2280	2323	2382	2430	2477	2521	2602	2657
- seasonal	1846	1824	1802	1790	1748	1724	1685	1674
YORK	68611	70575	77279	87602	93817	98892	106833	117355
Urban Centre-perm.	43931	45508	51736	61136	66964	71601	78699	87858
-seas.	14	13	18	17	14	13	11	11
Rural Centre-perm.	11398	11666	11998	12628	12967	13310	13932	14993
-seas.	1321	1251	1177	1107	1038	998	951	919
Rural Area -perm.	10066	10266	10498	10857	11019	11179	11488	11834
-seas.	1881	1871	1852	1857	1815	1791	1752	1740
York - permanent	65395	67440	74232	84621	90950	96090	104119	114685
- seasonal	3216	3135	3047	2981	2867	2802	2714	2670

Source: Ontario Ministry of Revenue,
York Region Assessment Office

AREAS WITHIN MUNICIPALITIES



NOTE: *Areas are identified for statistical purposes only from information supplied by the York Regional Assessment Office.*

Table A-2

HOUSING STOCK BY STRUCTURE TYPE
YORK REGION 1982 - 1986

YEAR	STRUCTURE TYPE					
	SINGLE	SEMI-DETACHED OR DUPLEX	ROW	APARTMENT	MOVEABLE	TOTAL
1982	67,067	6,774	4,071	9,580	110	87,602
% OF TOTAL	76.6	7.7	4.6	10.9	0.1	100.0
1983	72,829	7,038	4,119	9,720	111	93,817
% OF TOTAL	77.6	7.5	4.4	10.4	0.1	100.0
% GROWTH - 82	8.6	3.9	1.2	1.5	0.9	7.1
1984	77,464	7,050	4,453	9,814	111	98,892
% OF TOTAL	78.3	7.1	4.5	9.9	0.1	100.0
% GROWTH - 83	6.4	0.2	8.1	1.0	0.0	5.4
1985	84,915	7,070	4,704	10,032	112	106,833
% OF TOTAL	79.5	6.6	4.4	9.4	0.1	100.0
% GROWTH - 84	9.6	0.3	5.6	2.2	0.1	8.0
1986	94,284	7,156	5,055	10,746	114	117,355
% OF TOTAL	80.3	6.1	4.3	9.2	0.1	100.0
% GROWTH - 85	11.0	1.2	7.5	7.1	1.8	9.8

SOURCE: YORK REGION PLANNING DEPARTMENT ESTIMATES BASED ON STATISTICS CANADA, 1981 CENSUS, CMHC, LOCAL HOUSING MARKET REPORT AND ASSESSMENT DATA

Table A-3

HOUSING STOCK BY STRUCTURE TYPE AND AREA MUNICIPALITY-DECEMBER 31, 1986
(PER CENT OF TOTAL IN BRACKETS)

MUNICIPALITY	STRUCTURE TYPE					
	SINGLE DETACHED	SEMI-DETACHED & DUPLEX	ROW	APARTMENT[1]	MOVEABLE	TOTAL
MARKHAM	27630 (76.8)	2072 (5.8)	3043 (8.5)	3230 (9.0)	10 (0.0)	35985 (100.0)
VAUGHAN	17992 (86.9)	1242 (6.0)	936 (4.5)	510 (2.5)	15 (0.0)	20695 (100.0)
RICHMOND HILL	11759 (73.1)	1218 (7.6)	569 (3.5)	2531 (15.7)	- -	16077 (100.0)
AURORA	5050 (69.5)	702 (9.7)	244 (3.4)	1275 (17.5)	- -	7271 (100.0)
NEWMARKET	7866 (70.1)	1550 (13.8)	116 (1.0)	1695 (15.1)	- -	11226 (100.0)
WHITCHURCH-STOUFFVILLE	4660 (84.4)	146 (2.7)	11 (0.2)	680 (12.3)	27 (0.5)	5524 (100.0)
KING	5000 (94.1)	74 (1.4)	0 (0.0)	219 (4.1)	21 (0.4)	5314 (100.0)
EAST GWILLIMBURY	4479 (94.8)	46 (1.0)	5 (0.1)	187 (4.0)	5 (0.1)	4722 (100.0)
GEORGINA	9848 (93.4)	106 (1.0)	131 (1.2)	419 (4.0)	36 (0.3)	10540 (100.0)
YORK REGION	94284 (80.3)	7156 (6.1)	5055 (4.3)	10746 (9.2)	114 (0.1)	117355 (100.0)

Note: [1] includes single attached to a non-residential building

Source: York Region Planning Department estimate based on assessment data, census data (1981) and housing completion data (CMHC)

Table A-4

SOCIAL HOUSING INVENTORY
YORK REGION - SEPTEMBER 1986
(NUMBER OF UNITS)

HOUSING PROGRAM	MUNICIPALITY									
	MARKHAM	VAUGHAN	RICHMOND HILL	AURORA	NEWMARKET	WHITCHURCH STOUFFVILLE	KING	EAST GWILLIMBURY	GEORGINA	YORK REGION
Rental supply				109	139					248
Co-Operatives	81	406	55	122	130					794
Convert-to-Rent								2	4	6
Limited Dividend	806			400						1206
Municipal Non-Profit		31								31
OHC Owned		32	269	83	253	51	53		131	872
Private Non-Profit	358	145		16		160		30	26	735
Rent Supplement	1		23	77	46				1	148
Rural and Native									21	21
TOTAL	1246	614	347	807	568	211	53	32	183	4061
family	610	451	78	704	315			2	36	2196
Senior Citizen	555	163	269	87	253	211	53	30	147	1768
Special Needs	81			16						97

TABLE A-5

Social Housing/Market Relationships

Municipality	Seniors Housing			Family Housing			Total Units	
	1986 Housing Units	1985 Pop'n 66+	# of Seniors per Housing Unit	1986 Housing Units	1981 # of low income families	# of low income families per family unit	Share of Social Housing Units	% of Housing stock social housing
Markham	555	5404	9.7	610	1120	1.8	30.7	3.7
Vaughan	163	2211	13.6	451	460	1.0	15.1	3.0
Richmond Hill	269	3401	12.7	78	835	10.7	8.5	2.2
Aurora	87	1329	15.3	704	345	0.5	19.9	11.1
Newmarket	253	2972	11.7	315	600	1.9	13.9	5.1
Whitchurch/ Stouffville	211	1403	6.7	0	175	175	5.2	3.8
King	53	1224	23.1	0	235	235	1.3	1.0
East Gwillimbury	30	899	30.0	2	125	62.5	0.8	0.7
Georgina	147	2426	16.5	36	635	17.6	4.5	1.7(2.3)*
York Region	1768	21269	12.0	2196	4530	2.1	100.0	3.5

Note: * excluding cottages

Source: Ontario Ministry of Housing (Social Housing Units); Ontario Ministry of Revenue, York Region Assessment Office (population and housing stock); Statistics Canada, 1981 Census of Canada (low income families).

TABLE A-6

BUILDING PERMITS FOR NEW HOUSING
IN YORK AND THE GREATER TORONTO AREA
1981 - 1986

REGION	1981	1982	1983	1984	1985	1986
York	6,174	3,625	5,966	6,810	9,590	12,123
Metro Toronto	10,857	7,961	8,987	6,240	9,341	8,859
Peel	10,074	5,446	6,198	4,652	6,986	10,008
Durham	2,692	2,848	3,388	2,815	4,248	7,245
Halton	1,892	1,067	1,374	1,764	2,711	4,194
Total - Greater Toronto Area	31,689	20,947	25,913	22,281	32,876	42,429
York as a % of the Greater Toronto Area	19.5	17.3	23.0	30.6	29.2	28.5

Source: Statistics Canada, Building Permits

Table A-7

HOUSING PRODUCTION YORK REGION [1]

	1981	1982	1983	1984	1985	1986
STARTS - TOTAL	5,653	3,384	5,966	6,141	8,584	12,151
SINGLES	4,513	2,983	5,491	5,756	7,768	10,251
SEMIS	894	158	90	12	20	--
ROW	299	125	300	206	214	149
APARTMENT	33	118	85	167	582	1,751
MOVEABLE	--	--	--	--	--	--
COMPLETIONS - TOTAL	5,123	4,022	5,429	6,179	6,284	8,733
SINGLES	4,149	3,067	5,148	5,591	6,070	7,884
SEMIS	588	580	206	12	--	20
ROW	355	273	14	385	157	264
APARTMENT	31	102	61	191	57	565
MOVEABLE	--	--	--	--	--	--

NOTE: 1 HOUSING STARTS AND COMPLETIONS WERE NOT COMPILED FOR GEORGINA, THEREFORE BUILDING PERMITS IN THE YEAR ISSUED IN GEORGINA WERE ASSUMED TO BE STARTS WHILE THE PREVIOUS YEARS BUILDING PERMITS WERE ASSUMED TO BE COMPLETIONS

SOURCES: CANADA MORTGAGE AND HOUSING CORPORATION, LOCAL HOUSING MARKET REPORT; STATISTICS CANADA, BUILDING PERMITS

Table A-8

HOUSING UNITS REGISTERED BUT UNBUILT BY STRUCTURE TYPE, DECEMBER 31, 1986

MUNICIPALITY	STRUCTURE TYPE				
	SINGLE DETACHED	SEMI-DETACHED	ROW	APARTMENT	TOTAL
MARKHAM	1,814	73	209	-	2,096
VAUGHAN	3,284	38	-210*	1,221	4,333
RICHMOND HILL	2,935	-	326	1,023	4,284
AURORA	882	28	-	-	910
NEWMARKET	708	-	-	-	708
WHITCHURCH-STOUFFVILLE	497	20	-	-	517
KING	292	-	-	-	292
EAST GWILLIMBURY	419	-	-	-	419
GEORGINA	53	-	-	-	53
YORK	10,884	159	325	2,244	13,612

NOTE: *Resubdivision of an area reduced the number of townhouses permitted by a previous subdivision

SOURCE: York Region Planning Department

TABLE A-9

INVENTORY OF DWELLING UNITS BY TYPE IN DRAFT APPROVED PLANS OF SUBDIVISION
AS OF DECEMBER 31, 1986

MUNICIPALITY	SINGLE DETACHED	SEMI-DETACHED	ROW	APARTMENT	TOTAL
Markham	4,428	1,519	639	0	6,586
Vaughan	4,431	0	0	0	4,431
Richmond Hill	4,785	65	61	0	4,911
Aurora	329	0	0	0	329
Newmarket	1,272	0	100	100	1,472
Whitchurch-Stouffville	358	0	0	0	358
King	499	0	0	0	499
East Gwillimbury	420	0	0	0	420
Georgina	235	76	20	0	331
York Region	16,757	1,660	820	100	19,337

Source: York Region Planning Department, 1987

Table A-10

HOUSING UNITS IN PROCESS
DECEMBER 31, 1986

MUNICIPALITY	STAGE IN PLANNING PROCESS				
	REGISTERED BUT UNBUILT	DRAFT APPROVED	TOTAL COMMITTED	PROPOSED	TOTAL COMMITTED AND PROPOSED
MARKHAM	2,096	6,586	8,682	4,108	12,790
VAUGHAN	4,333	4,431	8,764	3,861	12,625
RICHMOND HILL	4,284	4,911	9,195	7,199	16,394
AURORA	910	329	1,239	1,233	2,472
NEWMARKET	708	1,472	2,180	950	3,130
WHITCHURCH-STOUFFVILLE	517	358	875	786	1,661
KING	292	499	791	369	1,160
EAST GWILLIMBURY	419	420	839	347	1,186
GEORGINA	53	331	384	2,304	2,688
YORK REGION	13,612	19,337	32,949	21,157	54,106

SOURCE: York Region Planning Department

Table A-11

1981 Housing Tenure by Structure Type and Area Municipality

Municipality	Single[1]			Semi			Row			Apartment			Total		
	Own	Rent	% Rent	Own	Rent	% Rent	Own	Rent	% Rent	Own	Rent	% Rent	Own	Rent	% Rent
Markham	14,875	980	6.2	920	210	18.6	1,970	725	26.9	1,080	1,960	64.4	18,840	3,880	17.1
Vaughan	6,320	740	10.5	830	120	12.6	110	80	41.0	30	185	84.1	7,295	1,130	13.4
Richmond Hill	7,390	785	9.6	965	140	12.6	355	35	9.0	415	2,115	83.4	9,130	3,070	25.2
Aurora	3,000	275	8.4	545	115	17.3	175	40	18.6	55	925	93.4	3,785	1,355	26.3
Newmarket	5,595	400	6.7	1,160	350	23.2	5	10	66.7	230	1,285	84.8	6,990	2,050	22.7
Whitchurch-Stouffville	3,255	395	10.8	55	75	55.6	5	5	50.0	35	440	93.6	3,345	915	21.5
King	3,720	570	13.3	25	45	60.0	0	0	-	40	170	81.0	3,780	790	17.3
East Gwillimbury	3,155	290	8.4	15	30	66.7	0	5	100.0	35	105	75.0	3,200	430	11.8
Georgina	5,475	725	11.7	30	80	76.2	25	50	66.6	50	295	85.5	5,600	1,160	17.2
York Region	52,810	5,135	8.9	4,555	1,170	20.5	2,645	960	26.6	1,960	7,490	79.3	61,965	14,770	19.2

NOTES: [1] - includes moveable
: data may not add to exact total due to random rounding

SOURCE: Statistics Canada, 1981 Census of Canada, Catalogue 93-918

Table A-12

APARTMENT[1] VACANCY RATES 1986

AREA	APARTMENTS BY NUMBER OF BEDROOMS									
	BACHELOR		ONE		TWO		3 OR MORE		TOTAL	
	APR.	OCT.	APR.	OCT.	APR.	OCT.	APR.	OCT.	APR.	OCT.
VAUGHAN, CALEDON & KING	*	*	0.0	0.0	2.3	0.0	*	*	1.3	0.0
RICHMOND HILL	0.0	0.0	0.0	0.2	0.0	0.0	0.0	1.3	0.0	0.1
AURORA, NEWMARKET, EAST GWILLIMBURY, WHITCHURCH-STOUFFVILLE	0.0	1.9	0.0	0.0	0.2	0.0	0.0	0.0	0.1	0.1
MARKHAM	0.0	0.0	0.7	1.0	0.2	0.2	0.0	0.0	0.4	0.5
TOTAL, YORK REGION	0.0	0.8	0.2	0.3	0.2	0.1	0.0	0.6	0.2	0.2

NOTES: 1 APARTMENTS WITH 6 OR MORE UNITS, PRIVATELY INITIATED
* NOT AVAILABLE

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION, RENTAL APARTMENT VACANCY SURVEY TORONTO CMA, OCTOBER 1986

Appendix B

Population

Table B-1

COMPONENTS OF POPULATION INCREASE IN YORK REGION
1961 - 1986

		Increase			Natural Increase			Births		Deaths		Net Migration		
Year	Population	Total	Average Annual #	% Annual Compound	Total #	Average Annual #	% of Total Increase	Total #	Average Annual #	Total #	Average Annual #	Total #	Average Annual #	% of Total Increase
1961	114321													
		22007	4401	3.6	6106	1221	27.7	13175	2635	7069	1414	15901	3180	72.8
1966	136328													
		29732	5946	4.0	6296	1259	21.2	12190	2438	5894	1179	23436	4687	78.8
1971	166060													
		37855	7571	4.2	7402	1480	19.6	14411	2882	7007	1402	30453	6091	80.4
1976	203915													
		48138	9628	4.3	9238	1848	19.2	16758	3352	1504	25074	38900	7780	80.8
1981	252053													
		98549	19710	6.8	18074	3615	18.8	26218[P]	5244	8144[P]	1629	80475	16095	81.7
1986	350,602													

Notes: P - Preliminary
Population 1961 - 1986 is as of the beginning of June for that year; source - Statistics Canada, Census of Canada
Births and deaths are for the calendar year; source - Ontario Registrar General

Table B-2

Crude Birth and Death Rates

York Region

	Births 1000 Population	Deaths/1000 Population
1961	22.7	8.7
1962	24.0	8.2
1963	23.5	9.2
1964	22.1	8.9
1965	19.6	8.2
1966	17.2	8.6
1967	16.7	8.0
1968	16.1	8.4
1969	15.8	8.0
1970	16.8	7.6
1971	15.5	7.1
1972	14.6	7.7
1973	15.7	7.8
1974	16.1	7.0
1975	15.7	7.5
1976	14.3	7.2
1977	14.1	7.2
1978	14.2	7.2
1979	14.6	6.6
1980	14.9	6.4
1981	15.7	5.9
1982	16.2	5.7
1983	17.0	5.4
1984	17.6	5.4
1985	17.1	5.2
1986	17.8	5.1

Source:

Population: Ontario Ministry of Revenue, York Region Assessment Office, except 1981 & 1986 which are Statistics Canada, Census of Canada and 1983 & 1984 which are York Region Planning Department estimates.

Births and Deaths: Ontario Registrar General.

Table B-3

Fertility in York Region

Year of Birth		- Age of Mother - less than 20	20-24	25-29	30-34	35-39	40-45	Total
1977	Births	182	704	1190	691	163	20	2950
	Fertility Rate	1.9	9.8	13.8	7.9	2.3	0.3	6.2
1978	Births	153	689	1271	732	159	21	3025
	Fertility Rate	1.5	9.3	15.1	7.8	2.1	0.3	6.1
1979	Births	137	705	1339	857	181	31	3250
	Fertility Rate	1.3	8.9	15.4	8.6	2.2	0.5	6.2
1980	Births	136	800	1466	947	198	21	3570
	Fertility Rate	1.2	9.5	15.6	8.8	2.3	0.3	6.4
1981	Births	146	785	1710	1074	223	25	3963
	Fertility Rate	1.3	8.0	16.2	8.8	2.2	0.3	6.4
1982	Births	145	769	1860	1232	289	24	4319
	Fertility Rate	1.3	7.9	17.3	9.9	2.7	0.2	6.6
1983	Births	129	864	2052	1383	357	39	4825
	Fertility Rate	1.2	8.1	18.6	11.1	2.9	0.4	7.1
1984	Births	108	871	2235	1575	438	48	5275
	Fertility Rate	1.0	7.9	18.5	11.7	3.3	0.5	7.4
1985	Births	106	788	2361	1777	483	39	5554
	Fertility Rate	0.9	6.9	18.1	12.2	3.3	0.4	7.3

Notes: Fertility rates are the number of births per hundred women in the specified age group.
The number of women in specific age groups are estimates only.

Sources:
Births - Statistics Canada, Vital Statistics, Cat. No. 84-204
Females by age - Ontario Ministry of Revenue, Assessment Branch, York Region Office.
- 1981 - Census of Canada, Statistics Canada.
- 1984 - estimate based on 1983 and 1985 population.

TABLE B-4
ESTIMATES OF NET MIGRATION TO YORK REGION

LOCATION	YEAR 1976-77	1977-78	1978-79	1979-80	1980-81	1981-82	1982-83	1983-84	1984-85	1985-86
Total	4,570	4,802	5,805	11,245	12,243	12,566	12,232	17,296	19,266	
International	409	367	217	608	1,161	964	872	603	720	
Canada	4,161	4,435	5,588	10,637	11,264	11,602	11,360	16,693	18,546	
Canada excl. Ont.	-270	182	213	-30	-165	458	922	1,666	1,798	
Ontario	4,431	4,253	5,375	10,667	11,429	11,144	10,438	15,027	16,748	
Metro Toronto	6,486	5,648	6,289	10,602	11,131	12,008	10,958	13,897	14,957	
Durham	-325	-358	-321	-41	-70	-350	-356	-101	83	
Peel	-169	-116	-11	241	337	321	403	672	1,030	
Simcoe	-734	-607	-483	-37	-233	-674	-497	-256	-226	
Rest of Ontario	-827	-314	-99	-98	264	221	-70	815	904	

Source: Statistics Canada, Administrative Data Development Staff, March 1985.

Table B-5

Estimates of Net Migration
to York Region by Age

		0 - 15	16 - 24	25 - 44	45 - 64	65 +	Total
1976 - 77	#	1157	405	2208	587	213	4570
	%	2.1	1.1	3.7	0.9	1.4	2.2
1977 - 78	#	1428	310	2295	514	255	4802
	%	2.5	0.9	3.8	1.3	1.7	2.3
1978 - 79	#	1816	444	2885	430	230	5805
	%	3.1	1.2	4.6	1.0	1.5	2.7
1979 - 80	#	3364	1526	5118	855	382	11245
	%	6.1	4.1	7.7	2.0	2.4	5.0
1980 - 81	#	3541	1697	5957	976	254	12425
	%	5.8	3.9	7.4	2.1	1.3	4.9
		0 - 17	18 - 24	25 - 44	45 - 64	65 +	Total
1981 - 82	#	4077	1069	5993	1077	350	12566
	%	5.4	3.6	7.4	2.3	1.8	5.0
1982 - 83	#	3416	1321	5976	1020	499	12232
	%	4.0	4.0	6.6	1.9	2.3	4.3
1983 - 84	#	5215	1662	8356	1519	544	17296
		5.7	4.6	8.8	2.7	2.3	5.7
1984 - 85	#	6172	1842	8748	1921	583	19266
	%	7.0	5.7	8.7	3.5	2.7	6.4

Notes: # number of net migrants
% percentage of population of York Region in that age group

Sources: Statistics Canada, Administrative Data Development Staff.

Table B-6

York Region
Population by Age Group

	1971	1976	1981	1985
	%	%	%	%
0-4	8.5	7.9	7.6	7.8
5-14	23.1	19.6	16.8	16.9
15-24	16.1	17.1	17.3	15.9
25-44	26.6	29.4	31.9	33.7
45-64	18.2	18.5	18.8	18.6
65-74	4.5	4.4	4.5)	7.2
75 +	3.1	3.0	3.2)	
Total	100.0	100.0	100.0	100.0

Sources: Statistics Canada, Census of Canada, 1971, 1976, 1981.

: Ontario Ministry of Revenue, York Region Assessment Office, 1985.

TABLE B-7

POPULATION GROWTH IN THE TORONTO AREA HOUSING MARKET

Municipality		1961		1966		1971		1976		1981		1986
Metro Toronto	#	1,620,861		1,885,049		2,089,729		2,124,291		2,137,395		2,192,721
	%AI		3.1		2.1		0.3		0.1		0.5	
Durham	#	152,068		188,920		214,736		247,473		283,639		326,179
	%AI		4.4		2.6		2.9		2.8		2.8	
Peel	#	111,575		172,321		259,874		375,910		490,731		592,169
	%AI		9.1		8.6		7.7		5.5		3.8	
Halton	#	106,967		140,800		189,851		228,497		253,883		271,389
	%AI		5.7		6.2		3.8		2.1		1.3	
York	#	114,321		136,328		166,060		203,915		252,053		350,602
	%AI		3.6		4.0		4.2		4.3		6.8	
Total-Toronto Area	#	2,105,792		2,523,418		2,920,250		3,180,086		3,417,701		3,733,060
	%AI		3.7		3.0		1.7		1.5		1.8	
York's Share of Toronto Area		5.4		5.4		5.7		6.4		7.4		9.4

NOTES: %AI - % annual increase compounded;

SOURCES: 1961 - 1986, Statistics Canada, Census of Canada

Table B-8

COMPONENTS OF POPULATION GROWTH IN THE GREATER TORONTO AREA
1961 - 1986

		Increase			Natural Increase			Births		Deaths		Net Migration		
Year	Population	Total	Average Annual #	% Annual Compound	Total #	Average Annual #	% of Total Increase	Total #	Average Annual #	Total #	Average Annual #	Total #	Average Annual #	% of Total Increase
1961	2,105,792													
		417,626	83,525	3.7	177,186	35,437	42.4	263,491	52,698	86,305	17,261	240,440	48,088	57.6
1966	2,523,418													
		396,832	79,366	3.0	157,175	31,435	39.6	249,108	49,822	91,933	18,387	239,657	47,931	60.4
1971	2,920,250													
		259,836	51,967	1.7	138,538	27,708	53.3	239,522	47,904	100,984	20,197	121,298	24,260	46.7
1976	3,180,086													
		237,615	47,523	1.5	128,253	25,651	54.0	232,457	46,491	104,204	20,841	109,362	21,872	46.0
1981	3,417,701													
		315,359	63,072	1.8	152,697	30,539	48.4	266,204	53,241	113,507	22,701	162,662	32,532	51.6
1986	3,733,060													

Notes: Population 1961 - 1986 as of June 1; source - Statistics Canada, Census of Canada
Births and deaths; source - Ontario Registrar General

Table B-9

Household Formation 1966 to 1986
Greater Toronto Area[1]

Year	Population	Occupied Households	Persons/ Household	Families per Household 0	1	2 or more	Households by Number of Persons 1	2	3	4-5	6-9	10+
1966	2,523,418	688,073	3.67	103,353	547,321	37,399	70024	165155	123205	226507	95654	7528
% of Total	-	-	-	15.0	79.5	5.4	10.2	24.0	17.9	32.9	13.9	1.1
1971	2,920,250	863,415	3.38	163,800	669,955	29,645	113365	223495	155445	271190	95740	4175
% of Total	-	-	-	19.0	77.6	3.4	13.1	25.9	18.0	31.4	11.1	0.5
1966-1971 % Growth	15.7	25.5	-7.9	58.5	22.4	-20.7	61.9	35.3	26.2	19.7	0.1	-44.5
1976	3,180,086	1,023,170	3.11	231,820	768,455	22,890	177630	281800	181725	303915	76040	2035
% of Total	-	-	-	22.7	75.1	2.2	17.4	27.5	17.8	29.7	7.4	0.2
1971-1976 % Growth	8.9	18.5	-8.0	41.5	14.7	-22.8	56.7	26.1	16.9	12.1	-20.6	-51.3
1981	3,417,701	1,176,115	2.91	301,320	850,995	23,790	246165	329795	206150	331580	60995	1405
% of Total	-	-	-	25.6	72.3	2.0	20.9	28.0	17.5	28.2	5.2	0.1
1976-1981 % Growth	7.5	14.9	-6.4	30.0	10.7	3.9	38.6	17.0	13.4	9.1	-19.8	-31.0
1986	3,733,060	1,311,587	2.85									
% of Total	-	-	-									
1981-1986 % Growth	9.2	11.5	-2.1									

1 Regions of York, Peel, Halton, Durham and Metropolitan Toronto. In 1966 and 1971 the counties of Durham and Ontario were substituted for Durham Region.

Source: Statistics Canada; Census of Canada

Table B-10

1971 - 1986
POPULATION BY AGE
TORONTO CENSUS METROPOLITAN AREA

AGE GROUP	POPULATION 1971 #	1971 % OF TOTAL	1981 #	1981 % OF TOTAL	% CHANGE 1971-1981	1986* #	1986* % OF TOTAL	% CHANGE 1981-1986
0 TO 14	707,340	26.9	615,305	20.5	-13.0	667,655	19.5	8.5
15 TO 24	463,175	17.6	550,605	18.4	18.9	572,240	16.7	3.9
25 TO 34	401,395	15.3	542,280	18.1	35.1	636,160	18.6	17.3
35 TO 44	354,855	13.5	398,200	13.3	12.2	521,100	15.2	30.9
45 TO 54	297,130	11.3	346,665	11.6	16.7	373,625	10.9	7.8
55 TO 64	206,035	7.8	272,460	9.1	32.2	326,650	9.5	19.9
65 PLUS	198,115	7.5	273,435	9.1	38.0	329,745	9.6	20.6
TOTAL	2,628,045	100.0	2,998,945	100.0	14.1	3,427,170	100.0	14.3

NOTE: * IN THE 1986 CENSUS, THE CMA WAS ENLARGED BY THE ADDITION OF 11 MUNICIPALITIES HAVING A POPULATION OF 131,435 IN 1981, AND 141,683 IN 1986

SOURCE: STATISTICS CANADA, CENSUS OF CANADA

TABLE B-11

Housing Preferences
Toronto Census Metropolitan Area

Age of Household Head or household maintainer	- Type of Housing - Single	Semis & Row	Apt.	Duplex	Movable	Total	Headship Rate
1971			%				
15-24	11.4	11.0	77.5	-	-	100	11.0
25-34	30.5	19.6	49.8	-	-	100	43.2
35-44	53.5	22.2	24.2	-	-	100	50.5
45-54	59.5	17.0	23.5	-	-	100	51.8
55-64	54.9	14.3	30.8	-	-	100	54.0
65+	45.5	14.5	40.1	-	-	100	52.9
Total	45.9	17.7	36.4				
1976							
15-24	7.8	7.7	81.1	3.3	0.1	100	12.0
25-34	25.1	19.1	53.2	2.6	0.0	100	46.0
35-44	46.1	22.0	30.1	1.8	0.1	100	52.7
45-54	54.0	17.0	27.4	1.6	0.1	100	54.0
55-64	51.0	12.2	34.7	2.0	0.1	100	56.2
65+	39.8	10.4	47.5	2.3	0.0	100	56.7
Total	39.7	16.3	41.8	2.1	0.1	100	
1981							
15-24	10.8	11.2	75.9	2.0	0.1	100	11.8
25-34	27.5	21.3	49.2	2.0	0.0	100	47.5
35-44	44.4	25.3	29.0	1.2	0.0	100	54.7
45-54	53.2	20.9	24.8	1.1	0.1	100	55.7
55-64	52.2	15.0	31.6	1.1	0.1	100	55.6
65+	40.2	10.5	48.0	1.2	0.1	100	56.8
Total	40.3	18.9	39.4	1.4	0.1	100	

NOTE: Headship Rate is the number of heads of households or household maintainers divided by the total population in a specified age group.

SOURCE: Statistics Canada, Census of Canada.

TABLE B-12
POPULATION GROWTH IN AREA MUNICIPALITIES
IN YORK REGION
1971 - 1986

YEAR	1971	1976	1981	1982	1983	1984	1985	1986
MUNICIPALITY	CENSUS OF CANADA			ASSESSMENT	**	**		
Markham	36,684	56,206	77,037	81,932	90,058	97,165	105,341	114,597
Vaughan	15,873	17,782	29,674	36,815	41,082	46,096	56,766	65,058
Richmond Hill	32,384	34,716	37,778	38,488	40,536	42,306	44,358	46,766
Aurora	13,614	14,249	16,267	16,466	17,436	17,580	19,438	20,905
Newmarket	18,941	24,795	29,753	30,953	31,812	32,341	33,186	34,923
Whitchurch-Stouffville	11,262	12,884	13,557	13,551	13,724	14,097	14,353	15,135
King	12,864	14,030	15,188	15,284	15,625	15,603	15,733	15,951
East Gwillimbury	9,359	10,635	12,565	12,945	13,435	13,653	13,991	14,644
Georgina	14,959	18,530	20,111	19,694	20,040	20,703	20,898	22,486
Georgina Island	120	88	123					137
Region of York	166,060	203,915	252,053	266,128	283,748	299,544	324,064	350,602

Source: Statistics Canada - Census of Canada - June 1
Ontario Ministry of Revenue - York Regional Assessment Office - September
NOTE: ** Regional Planning Department estimated based on assessed dwelling units

TABLE B-13
COMPONENTS OF POPULATION CHANGE BY AREA MUNICIPALITY
1971 TO 1986

MUNICIPALITY	Average Annual 1971 TO 1976			1976 TO 1981			1981 TO 1986		
	NATURAL INCREASE (Births-Deaths)	NET MIGRATION #	NET MIGRATION % of Population Change	NATURAL INCREASE (Births-Deaths)	NET MIGRATION #	NET MIGRATION % of Population Change	NATURAL INCREASE (Births-Deaths)	NET MIGRATION #	NET MIGRATION % of Population Change
Markham	605	3,300	84.5	752	3,414	81.9	1,304	6,208	82.6
Vaughan	63	319	83.4	183	2,195	92.3	829	6,248	88.3
Richmond Hill	258	208	44.6	273	339	55.4	431	1,366	76.0
Aurora	106	21	16.4	132	271	67.2	207	721	77.7
Newmarket	69	1,102	94.1	73	919	92.7	261	773	74.8
Whitchurch-Stouffville	96	228	70.4	99	36	26.4	122	194	61.4
King	85	149	63.7	85	147	63.3	131	21	13.8
East Gwillimbury	81	175	68.4	108	278	72.1	144	272	65.4
Georgina	118	596	83.5	142	174	55.0	186	289	60.8
York Region	1,480	6,091	80.4	1,848	7,780	90.8	3,615	16,095	81.7

Source: Population Data - 1971 - 1986 Statistics Canada, Census of Canada
Births & Deaths - Ontario Registrar General

TABLE 6-14

1981-1986 POPULATION BY AREAS WITHIN MUNICIPALITIES

Municipality	1981 Population	1986 Population	1981 - 1986 Increase Absolute	%	1986 Occupied Dwelling Units
MARKHAM	77,037	114,597	67,560	48.8	33,471
Thornhill/Markham	38,625	44,170	5,545	14.4	13,654
Markham/Unionville	26,322	45,561	19,239	73.1	13,233
Risebrough	7,536	18,422	10,886	144.5	4,723
Buttonville	474	2,144	1,670	352.3	601
Rural	4,080	4,300	220	5.4	1,260
VAUGHAN	29,674	65,058	35,384	119.2	17,609
Thornhill/Vaughan	9,845	30,355	20,510	208.3	8,506
Maple	1,977	3,600	1,623	82.1	1,060
Woodbridge	12,967	26,130	13,163	101.5	6,661
Rural & Keele Jane area	4,885	4,973	88	1.8	1,382
RICHMOND HILL	37,778	46,766	8,988	23.8	15,128
South Urban area	31,567	40,114	8,547	27.1	13,117
Oak Ridges & Rural	6,211	6,652	441	7.1	2,011
AURORA	16,267	20,905	4,638	28.5	6,661
NEWMARKET	29,753	34,923	5,170	17.4	10,705
WHITCHURCH-STOUFFVILLE	13,557	15,135	1,578	11.6	4,880
Stouffville	6,488	7,550	1,062	16.4	2,505
Ballantrae/Musselmans Lake	3,021	3,222	201	6.7	987
Rural	4,048	4,363	315	7.8	1,388
KING	15,198	15,951	753	5.0	4,969
King City	3,957	4,332	375	9.5	1,304
Nobleton	2,260	2,299	39	1.7	738
Rest of King	8,981	9,320	339	3.4	2,927
EAST GWILLIMBURY	12,565	14,644	2,079	16.5	4,346
Holland Landing	5,394	6,616	1,222	22.7	1,923
Sharon +	3,229	3,610	381	11.8	1,037
Rest of East Gwillimbury	3,942	4,418	476	12.1	1,386
GEORGINA	20,234	22,623	2,389	11.8	7,701
Keswick	7,424	8,473	1,049	14.1	2,840
Sutton	4,294	4,722	428	10.0	1,669
Pefferlaw	1,826	1,945	119	6.5	679
Rural - Lakeshore	4,132	4,617	485	11.7	1,633
- other	2,558	2,866	308	12.0	880
YORK REGION	252,063	350,602	98,539	39.1	105,470
Urban Centre	181,544	272,976	91,432	50.4	80,932
Rural Centre	37,893	42,769	4,876	12.9	13,682
Rural Area	32,626	34,857	2,231	6.8	10,856

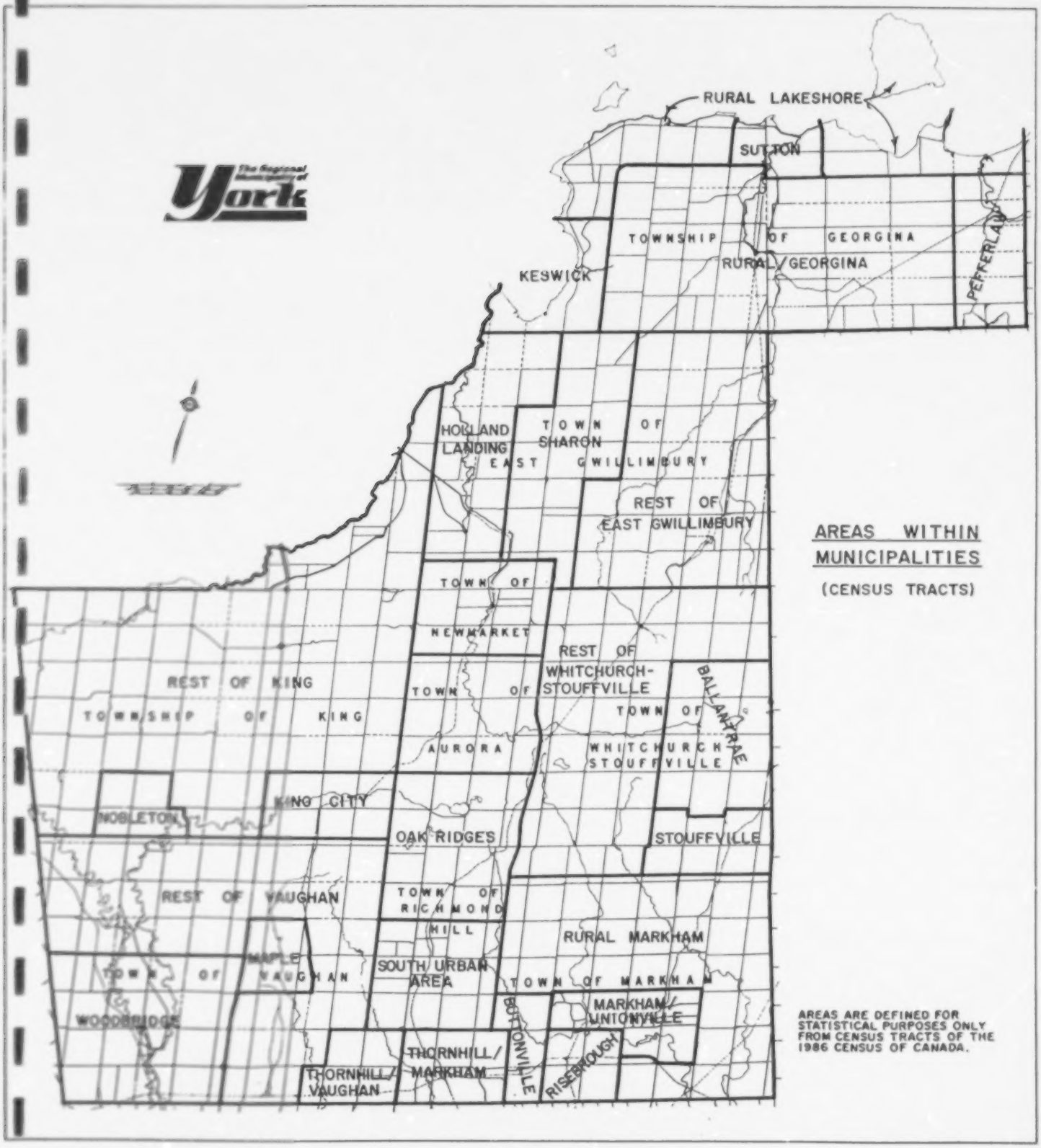

RURAL LAKESHORE
SUTTON
TOWNSHIP OF GEORGINA
RURAL/GEORGINA
KESWICK
PEFFERLAW
HOLLAND LANDING
TOWN OF SHARON
EAST GWILLIMBURY
REST OF EAST GWILLIMBURY
TOWN OF NEWMARKET
REST OF KING
TOWNSHIP OF KING
TOWN OF AURORA
REST OF WHITCHURCH-STOUFFVILLE
TOWN OF WHITCHURCH STOUFFVILLE
BALLANTRAE
NOBLETON
KING CITY
OAK RIDGES
STOUFFVILLE
REST OF VAUGHAN
TOWN OF RICHMOND HILL
RURAL MARKHAM
TOWN OF VAUGHAN
MAPLE
SOUTH URBAN AREA
TOWN OF MARKHAM
WOODBRIDGE
MARKHAM/UNIONVILLE
BUTTONVILLE
THORNHILL/VAUGHAN
THORNHILL/MARKHAM
RISEBOROUGH
AREAS WITHIN MUNICIPALITIES
(CENSUS TRACTS)
AREAS ARE DEFINED FOR STATISTICAL PURPOSES ONLY FROM CENSUS TRACTS OF THE 1986 CENSUS OF CANADA.

Table B-15

Household Formation 1966 to 1986
York Region

Year	Population	Occupied Households	Persons/ Household	Families per Household			Households by Number of Persons					
				0	1	2 or more	1	2	3	4-5	6-9	10+
1966	136,328	34,939	3.90	3,386	30,812	741	2,479	7,947	5,750	12,753	5,721	289
% of Total	-	-	-	9.7	88.2	2.1	7.1	22.7	16.5	36.5	16.4	0.8
1971	166,060	44,750	3.71	5,010	38,740	1,000	3,650	10,755	7,645	16,300	6,170	225
% of Total	-	-	-	11.1	86.6	2.2	8.2	24.0	17.1	36.4	13.8	0.5
1966-1971 % Growth	21.8	28.1	-4.9	48.0	25.7	35.0	47.2	35.3	33.0	27.8	7.8	-22.1
1976	203,915	58,855	3.46	7,260	50,560	1,025	5,565	15,080	10,810	22,060	5,235	95
% of Total	-	-	-	12.3	85.9	1.7	9.5	25.6	18.4	37.5	8.9	0.2
1971-1976 % Growth	22.8	31.5	-6.7	44.9	30.5	2.5	52.5	40.2	41.4	35.3	-15.2	-57.8
1981	252,053	76,735	3.28	10,305	64,945	1,485	8,330	20,235	14,810	28,735	4,550	70
% of Total	-	-	-	13.4	84.6	1.9	10.9	26.4	19.3	37.4	5.9	0.1
1976-1981 % Growth	23.5	30.4	-5.2	41.9	28.5	44.9	47.0	34.2	37.0	30.3	-13.1	-26.3
1986	350,602	105,470	3.32									
% of Total	-	-	-									
1981-1986 % Growth	39.1	37.4	+1.2									

Source: Statistics Canada, Census of Canada.

Table B-16

POPULATION PER HOUSEHOLD

	Persons Per Private Occupied Household[1]			Total Population Per Private Occupied Household[2]	
Municipality	1971	1976	1981	1981	1986
Markham	3.81	3.51	3.36	3.39	3.42
Vaughan	3.66	3.55	3.48	3.52	3.69
Richmond Hill	3.71	3.32	3.05	3.10	3.09
Aurora	3.68	3.30	3.08	3.16	3.14
Newmarket	3.53	3.30	3.14	3.29	3.26
Whitchurch-Stouffville	3.56	3.28	3.13	3.18	3.10
King	3.76	3.51	3.28	3.32	3.21
East Gwillimbury)	3.41	3.56	3.34	3.46	3.37
Georgina)		3.09	2.92	2.99	2.94
York	3.65	3.39	3.22	3.28	3.32

NOTES: 1 excludes persons living in collective households
2 includes persons living in collective households

SOURCE: Statistics Canada, Census of Canada

Table B-17

Persons Per Private Occupied Household by Structure Type

1981

Municipality	Structure Type						
	Single	Semi-Detached	Row	Duplex*	Apartment	Mobile	Total
Markham	3.63	3.33	3.22	2.7	2.07	2.0	3.36
Vaughan	3.49	3.82	3.05	3.31	2.08	3.0	3.48
Richmond Hill	3.34	3.55	3.19	2.79	1.91	1.0	3.06
Aurora	3.25	3.45	3.28	2.63	2.23	-	3.08
Newmarket	3.39	3.62	3.0	2.27	1.77	-	3.13
Whitchurch-Stouffville	3.31	3.0	3.0	2.79	1.85	2.2	3.13
King	3.36	2.56	2.0	2.64	1.91	2.25	3.28
East Gwillimbury	3.39	2.5	3.0	2.88	2.4	2.0	3.35
Georgina	2.98	2.64	3.5	2.77	1.68	1.86	2.93
York	3.40	3.53	3.21	2.55	1.98	2.23	3.22

Note: *includes households attached to non-residential unit

Source: Statistics Canada, 1981 Census of Canada, Special tabulation